


MODERN HOUSE BUILDING



HODGSON







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PREFACE

The growth of a wish of late, among the mercantile, professional and working classes, for a better architectural effect in houses designed solely for themselves, and the increased requirements of our progressive citizenship, are facts with which the architect of the present day has to reckon, if his practice runs on these lines, which should be by no means an uninteresting branch of his profession.

In the following pages an effort has been made—and one which we think has been completely successful—to produce just such houses as will meet these wider and commendable aspirations of the great bulk of the American people to own and live in houses that are comfortable, healthy and of the very best design commensurable with their cost. The works of the best architects in this line have been secured, and care has been taken that each plan, elevation and detail, and general character of finish, internal and external, will

harmonize and be in keeping with the whole when completed.

To design a house complete throughout within close economic limits, is one of the most difficult propositions an architect can undertake; yet, we find very handsome and comfortable houses designed and built for a sum so small that it becomes a matter of amazement when the cost and building are compared with the cost of buildings no better or larger. This result is not a matter of hap-hazard, it is the finishing stroke of genius and painstaking; and we have hunted over the whole of this great country, from Galveston to Alaska, and Maine to the Pacific coast, for artists gifted with this rare power, and we confess to having found but a few, and we have not been slow in securing the services of most of those found; and this fact gives us unbounded confidence in the quality of the work we present herewith to our readers, as we feel certain that no work ever before published in this or in any other country can show such comfortable, cosy, and artistic houses as can this book and our Hodgson's "Low Cost American Homes."

No head of a family, no matter what his condition in life may be, can look over the house plans presented in this work without being able to find one or other design that will suit him both as to lay-out and cost, unless he be a person of large means and desires a mansion or a villa, and for such persons this book is not intended.

Convenience, facility in doing the family work, and pleasantness of internal aspect and arrangements, have been the aims of our architects in preparing these designs, for, like ourselves, they believed that every improvement in the abodes of men and women which renders them more neat, comfortable, and pleasing, contributes not only to physical enjoyment, but to mental and moral advancement. This idea, so important and encouraging, has been considered in every design presented, and an endeavor throughout has been made to exhibit correct principles in art, and to foster a pure and just taste, for in these alone is to be found a corrective power that can check the universal tendency to imitation—a passion which almost invariably prefers the meretricious to the true.

The correctness of these plans is guaranteed by the fact that each one of them has been submitted to an expert builder in order to discover if any discrepancies existed after leaving the architect's study, and to see whether the specifications and plans agreed; and we may add, that many houses have been erected direct from plans published in this work, and we have yet to hear the first complaint. These facts are significant, inasmuch as they show that almost any country mechanic can follow the plans without difficulty, and complete his building to the satisfaction of all concerned.

With regard to the estimated cost of the buildings as published, we may say right here, that to give figures that will stand for all time and for all localities, is an impossible task. The mercurial conditions of the markets where materials and labor are concerned, prevent anything in the shape of fixed figures of cost. What may be the correct cost to-day will very likely be too much or too little to-morrow, and what may be correct in Chicago will be astray in Portland, Oregon, or in Pittsburg, Pa., so that figures given showing the

probable cost of any structure, no matter where the figures are given, should be looked upon with suspicion, and never accepted as being correct. The published cost of buildings such as we exhibit in the present, show simply the amounts the *building would cost at this writing and in or near the city of Chicago*. To-morrow the amounts may be all wrong. We wish this phase of the subject thoroughly impressed on the minds of the purchaser of this work; then no misapprehension of our intention can occur.

The cost of the buildings illustrated, as published, will always remain *approximate*, and will give the intending builder a fair idea of what his house should cost, but we would in every case advise that tenders for the work be asked for, either in bulk or for the separate trades; then there can be no mistakes made as far as the cost of the whole work is concerned.

We send out this little book to the great American Public with a feeling of confidence, knowing it will be appreciated by all those who have a desire to uplift the architectural taste of the people, and to add to their natural

comforts and happiness; and should this production be the means, in ever so small a measure, of accomplishing these ends it will be most gratifying and comforting to the

PUBLISHERS.

THE PLAN BOOK

INTRODUCTORY

“When we mean to build,
We first survey the plat, then draw the model;
And, when we see the figure of the house,
Then must we rate the cost of erection;
Which, if we find outweighs ability,
What do we then but draw anew the model
In fewer offices; or, at least, desist
To build at all? Much more in this great work
(Which is almost to pluck a kingdom down,
And set another up) should we survey
The plat of situation, and the model;
Consent upon a sure foundation;
Question Surveyors; know our own estate,
How able such a work to undergo;
To weigh against his opposite: or else
We fortify in paper and in figures,
Using the names of men instead of men:
Like one that draws the model of a house
Beyond his power to build it; who, half through,
Gives o’er, and leaves his part-created cost
A naked subject to the weeping clouds,
And waste for churlish winter’s tyranny.”

—*King Henry IV*, Act 1, Scene 3.

As Shakespeare says, when a man is about to build a house, “he must first survey the plat.” That is, he must first consider the site; indeed, this is one of the most important

things that should enter into the consideration of a person who is about to build himself a home. Often there can be no choice in the matter, particularly if the intending builder is limited in means and compelled to purchase a small lot in village, town or city, but even then something may be done to make the home more cheery and more comfortable than it otherwise would be if forethought had not been employed in placing the house, for it must never be forgotten that a mistake made in placing a house cannot be rectified after the building is perpetuated in stone, bricks and mortar, or wood, only at large expense and trouble.

After the plan of a house has been decided upon, there follows the placing of it, but before doing this the prevailing winds and the dashing rains should be considered, and the rooms most used should be placed on the side or end least affected by these or similar storms. When the grounds are large the house should be placed on a moderate elevation, or raised high by a stone foundation. The matter of drainage should also be considered and ample provision made for getting rid

of sewage. In the north and west have the living part of the house, verandas and porches on the south side, or as nearly so as conditions will allow. A very good front may be obtained by facing the house southeast. When it can be done, have the house back from the street or road. This gives opportunity for a lawn, shrubbery and trees.

Speaking of *sites*, a noted author says: "First, the aspect due north is apt to be gloomy, because no sunshine ever cheers a room so placed.

"Secondly, the aspect due east is not much better, because there the sun only shines whilst we are in bed.

"Thirdly, the aspect due west is intolerable, from the excess of sun dazzling the eyes during the greatest part of the day."

This being the case, we may conclude that a square house placed with front opposite the cardinal points, will have one good and three bad aspects.

If the ground on which the house is to be built is of a loose, porous soil, so much the better; if it be wet or formed of damp clay, good drainage must be provided, and care

taken to lay good damp courses in the walls of the house, or it will always be damp and chilly. Pure dry sand or gravel make excellent sites for building purposes, and next to these rocky soils may be chosen, but above all beware of made lands, for often such places are nothing more or less than death-traps.

Wherever possible a cellar or basement should be excavated under the whole house, for several reasons. Where this cannot be done, or the cost is too much, have a cellar under the kitchen anyway. The cellar is one of the most useful places in a house.

If a house is built in corporation limits where there is a water system, of course the water supply will be all right, but where a well or a cistern supplies the water, care must be taken that no cesspool, privy vault or other similar objectionable excavations be within at least seventy-five feet from the well or cistern. Wells in country places are usually sunk but to a limited depth, and the liquid sewage from cesspools soaks through the porous subsoil down to the water stratum, and carries with it the germs of typhoid and other dangerous diseases. If the water is obtained from a well

bored in the rock anywhere from forty to one hundred feet in depth, it may be considered fairly good and free from dangerous germs.

Household waste should be run into the cesspool, and the kitchen sink should also be connected with the cesspool by a good-sized waste-pipe which is well "trapped" both at the house end and near the exit; it should also be well ventilated. Without there can be a connection with a water supply system, there should be no closets in the house. The privies should be some distance from the house, hidden by trees, shrubbery, or high screen. The privy vault should be lined with stone or with plank, and should be so arranged that the contents may readily be removed. Privies are always objectionable necessities for several reasons. They are usually unsightly, they pollute the air and soil, taint the water and render living near them disagreeable. Earth or ash closets are far superior to the ordinary privy, and are easily constructed and as easily kept clean and sweet. These may be put up in the back shed, so that persons who have to use them need not be compelled to face the cold and storms to reach them. The earth-

manure can be advantageously made use of in the kitchen garden or on the flower beds, or else it may be disposed of to persons who want that kind of stuff for their gardens or farms.

No house should be without a bath-room or at least a bath-tub. Where there is no water supply, the tub might be placed as near to the kitchen as possible, and on the same floor, so that hot and cold water may be conveyed to it with little trouble. The waste water should be run off to the cesspool; the pipes may be connected with the waste-pipe from the kitchen sink.

The manner of warming a house will depend very much on conditions. In houses such as are exhibited in this volume, every method of heating can be employed. The unpretentious cottage without a regular water supply may be warmed by open fireplaces, stoves or hot-air furnaces, and the more expensive buildings, where a supply of water under pressure is available, by steam or hot water.

The open fireplace in a severe climate is practically useless, unless it be for ventilation or artistic purposes, as about 85 per cent of the heat goes up the chimney, a matter which

means a great waste of fuel. In the spring and fall of the year, an open fireplace is a nice thing to have in the house, as then a little fire heat goes a long way. They are ornamental and give to a room a home-like and cosy appearance.

Coal stoves are probably the best heating appliance for small cottages, particularly if they are of the self-feeding kind, as then regular fires can be kept going all night long without requiring any mending; a very comforting condition.

Hot-air furnaces may be used to advantage in the smaller houses, but they should always be placed in that part of the basement where the prevailing winds strike, as no matter how tight and close the walls of a house may be built there will always be a current of air forced through them; this current will control the direction of the hot air.

When water under pressure is available, steam or hot-water heating is far the better mode. In either case, the heat can be directed and governed, two very important matters in heating. Both these methods of heating are expensive at first, but when installed, they are

the most economical to run, as the amount of fuel required to heat the whole house will be very much less than if stoves or hot-air methods were employed. Of the two methods, the writer prefers the hot-water for several reasons that are not necessary to mention here, but it may be taken for granted that hot-water heating when properly installed will in every case give complete satisfaction in domestic work. For large buildings, such as hotels, factories, hospitals, etc., steam answers the purpose better perhaps than hot water. It should be understood that for both hot-water and steam heating the furnaces or boilers should be below the level of the main floor, which in most cases necessitates a cellar or basement.

A square kitchen will generally be found to be the handiest to work in, but sometimes it is found impossible to have a room of such a shape. It should contain, besides the regular stove or range, a sink with large drip-board, large china cupboard, plenty of shelf room and an abundance of hooks to carry pans and other cooking utensils. The floors should be of hardwood laid in narrow strips. It should

also contain a good solid kitchen table, and a dresser, and be supplied with hot and cold water. As the kitchen is the "stomach of the house," it should be well supplied with all sorts of kitchen appliances.

When the rooms of a house are being laid out by the carpenter, before he puts up his partitions it is a simple matter to so make the dimensions of each room that a carpet can be fitted to it without having to cut in the direction of its length. One dimension of the room can always be arranged so that no cutting of carpet will be necessary. The standard widths of carpets are three-quarters of a yard, or 27 inches, and one yard, or 36 inches, and bearing these facts in mind, the carpenter can always manage so as to place his partitions to suit the proper widths. A room that is 8 or 10 inches over an even number of widths of carpet is a nuisance and makes it an expensive matter, as a whole strip of carpet must be split in order to fill up the space. Heavy carpets should not be tacked down; if properly laid, they will be better for being loose.

In most of the plans given in this volume

the dining-room is longer than it is wide, and this is a good feature, as it enables the hostess to seat more people at table than could be in a square room having the same area. This room should always contain a side-board, and if cost does not interfere, a dainty little china or glass closet. This latter may be hung on the wall the same as a small cabinet. The colors in this room should be light and cheery and the furnishing in keeping. A dining-table varies from 3 feet 6 inches to 4 feet 6 inches wide, and there should be room for one 6 feet to 7 feet long, and more at times, and a sideboard, one or two armchairs, often a couch, or settee, and if there is no study, the books of the house and a writing table may be here also. The room, therefore, should not be too small (as it often is), and in this room in particular it is well to remember that doubling the area will not double the cost of a room. The best aspect for this room is south-east. Where this room is general living room as well as dining-room, a large bay or transept, making the room "L"-shaped, gives an interesting as well as convenient room. The bay is purely living room, the other end of the

"L" having the dining-table; the remaining portion has the fireplace, and may be considered as belonging to each branch of the "L" in turn.

The parlor, which is supposed to be the "show room" of the house and the one on which the most money is spent in decorating and furnishing, is generally the most difficult to deal with in regard to decoration and color. In most cases, persons going into a new house have most of their furniture on hand, and when this is the case, the color of the room, carpets, etc., should harmonize with the furniture. In these days of general prosperity and advancement, the humblest artisan will generally manage to procure for the use of his wife or children either a piano or an organ; and this should constitute the color motive for the whole parlor. Generally the finer taste of the good housewife will, if conditions will admit of it, arrange the color in the parlor much better than the man of the house, she knowing what furniture she has to display, and possessing a keener color instinct. If all the furniture and hangings are to be new, then a complete color scheme may be laid out in

accordance with the taste of the parties who are to occupy the house.

The hall should be made to look cheerful, as the first impressions on the visitor are made in this room, and they stay after all the memories of other rooms have faded away. Light, cheerful paper should be used if paper is used at all, and the woodwork should be tinted in lively tones. The stairway should be made to look inviting, and the whole hallway and entrance should show a "hearty welcome" from every point of view.

Bed-rooms should have plenty of light, and children's bed-rooms should be made as light and cheerful as circumstances will permit. The walls might be tinted rose or pink, or be covered with bright terra-cotta paper, and the walls should have a goodly supply of cheerful pictures hung on them so that the children may see them in a morning when awakening from sleep. An abundance of good fresh air should make its way into the room during the day, and a fair supply, without draft, should be admitted at night.

These few hints, I hope, will be of more or less service to those who buy this book with a

view of building after some one of the plans it contains.

It may be that in some instances the plans shown may be just what is desired, but they happen to be in a reverse position. This is a matter that is easily rectified, as any carpenter, having the usual amount of knowledge workmen possess, can readily work the plan either way. The measurements will always be the same and it is only a matter of laying out the work in a reversed manner to that shown on the plans. A simple method of overcoming this difficulty—if difficulty it is—is to hang up the drawing in a window pressed against the glass, face or blue side out, and have a strong light pass through the glass and the drawings; then the dimensions and details can be taken off from the inside of the paper. This, of course, is only an expediency, but it does very well in the absence of a set of reverse plans.

The plans also may be reversed by the use of thin paper on which a tracing from the original is made. The back of the paper will show the reverse plan, on which the figuring and reference letters or other printing may be

written in, the reverse of the original. This is a very simple matter, and the skillful workman will scarcely bother his head about making any reverse plan, but will work out all his wants from the original blue print.

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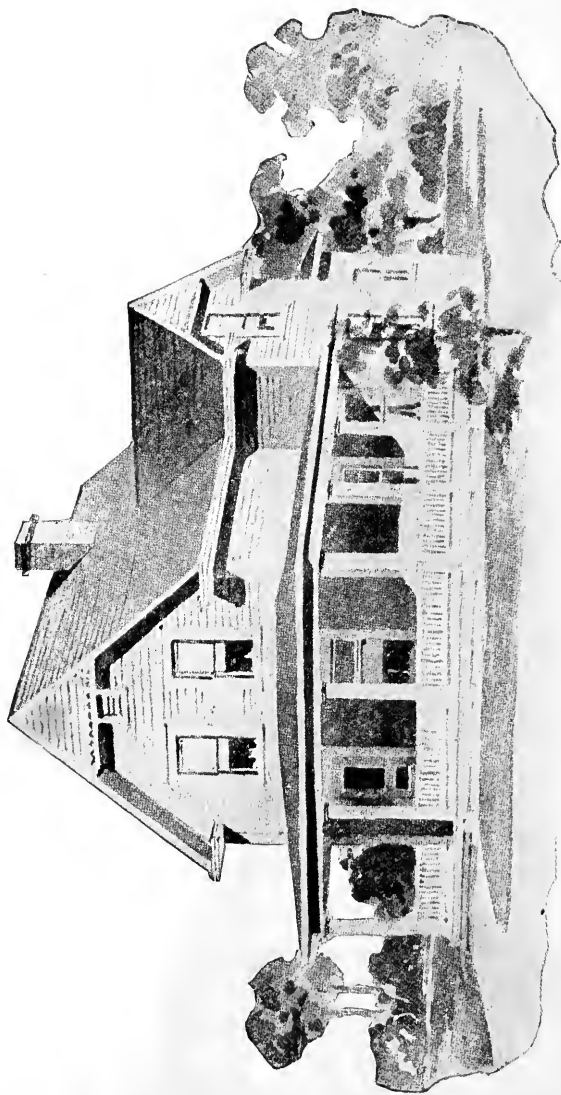
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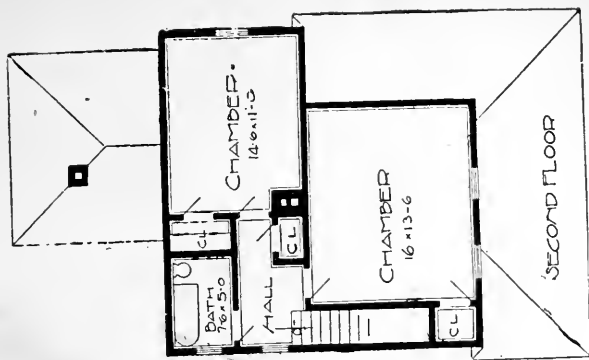
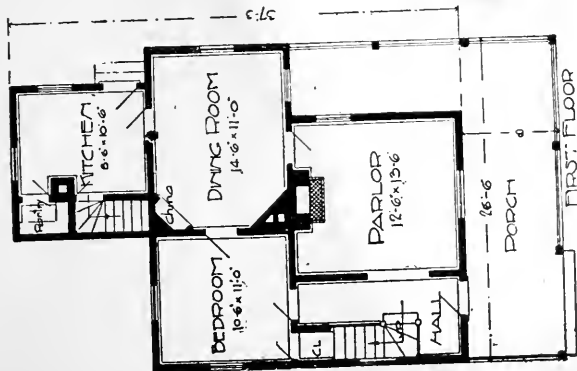
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Floor Plans of No. 1501

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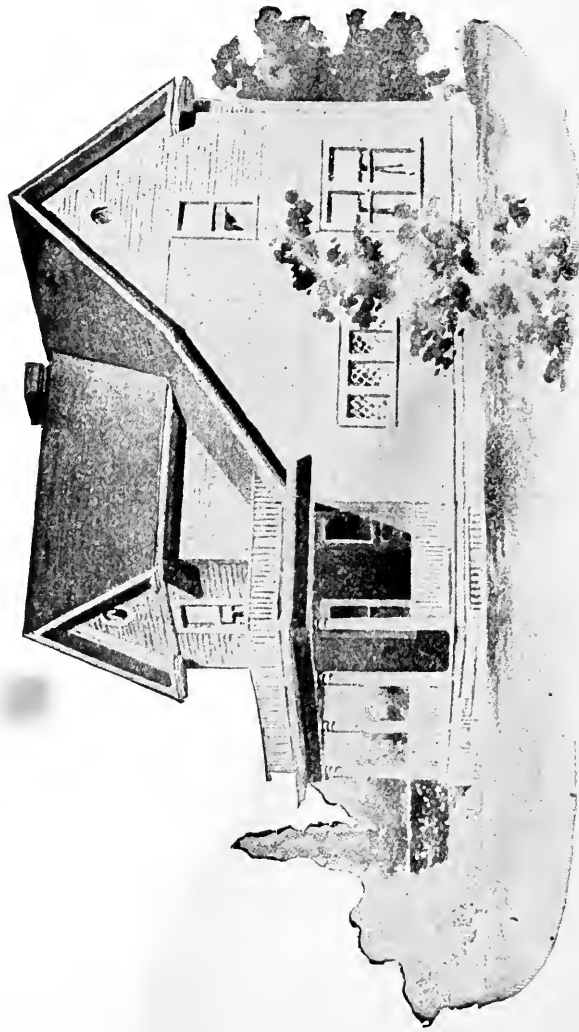
Width, 26 feet 6 inches

Length, 37 feet 3 inches



Blue prints consist of cellar and foundation plans; roof plan; floor plans; front and side elevations.

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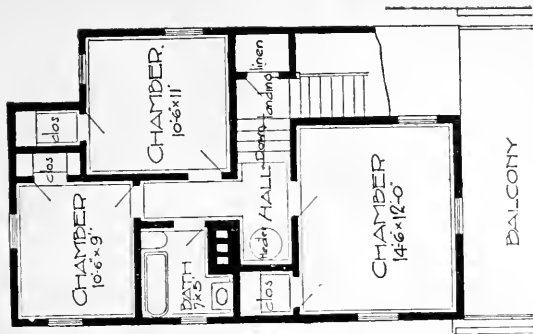
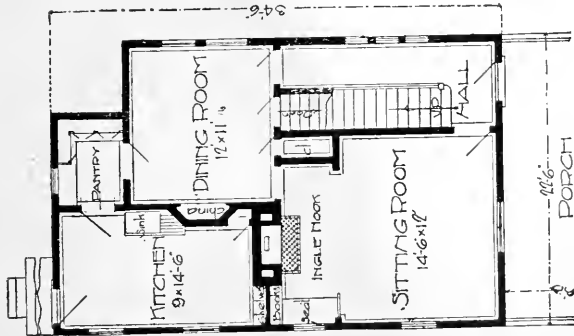


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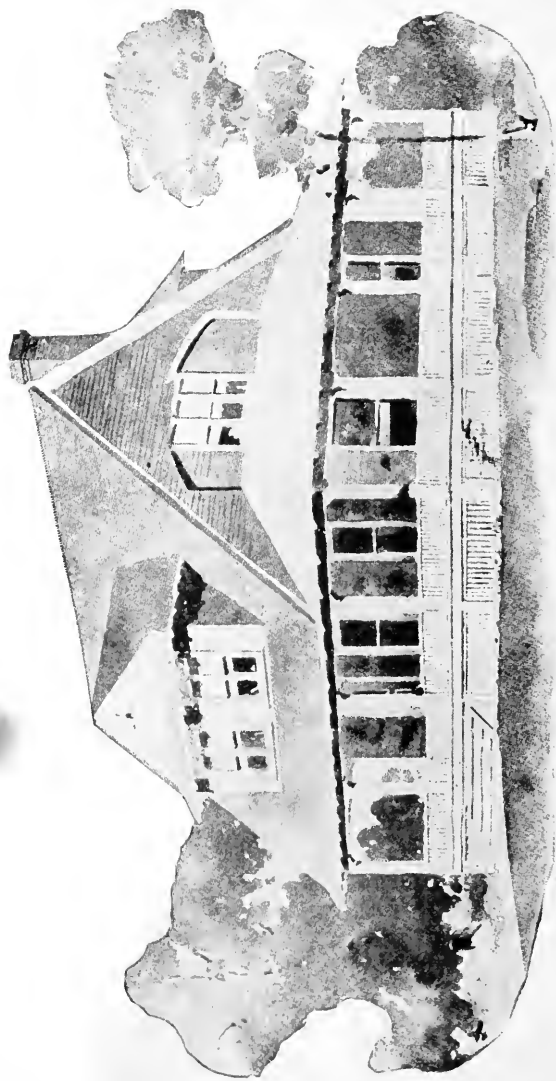
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Length, 34 feet 6 inches



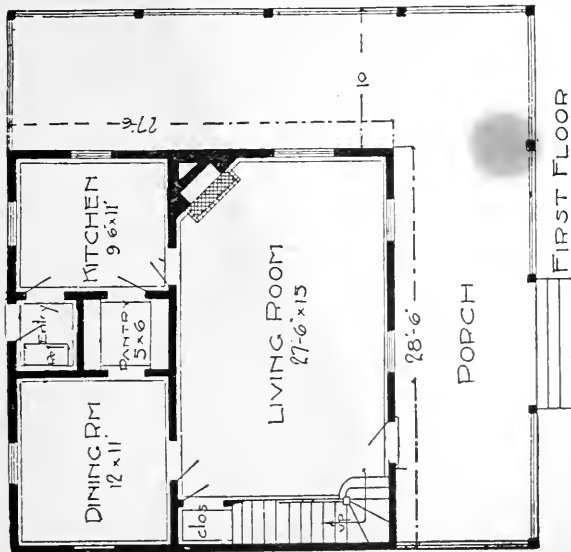
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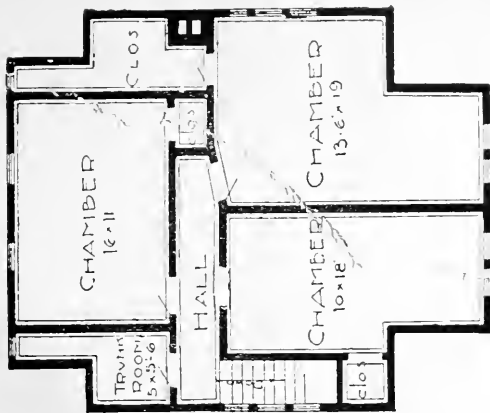


House Design No. 1503

Floor Plans of No. 1503



FIRST FLOOR



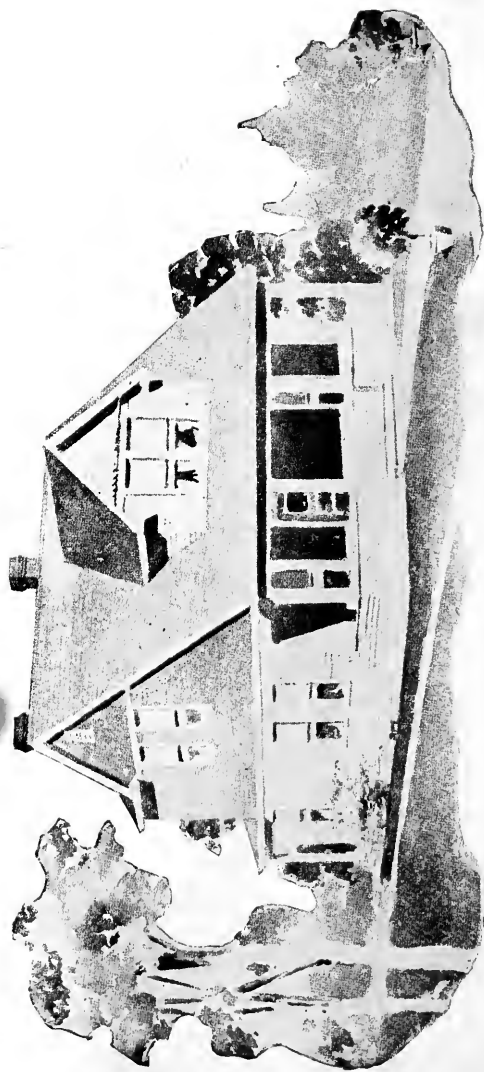
SECOND FLOOR

SIZE:

Width, 23 feet
6 inches
Length, 27 feet
6 inches

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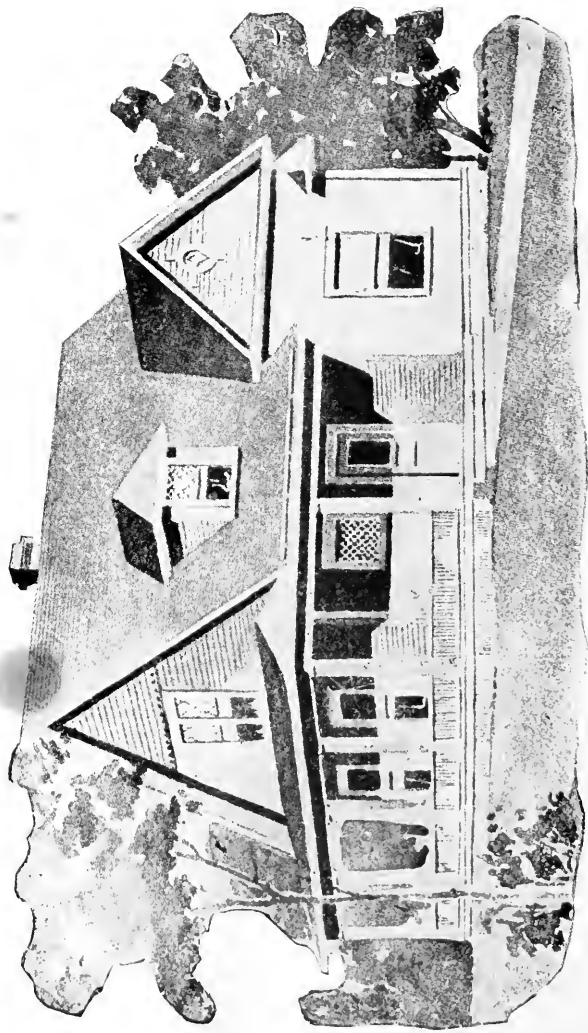


House Design No. 1504

Floor plan of the first floor of a house. The layout includes a front porch (14'-6" wide) leading into a living room (12 x 18) with a fireplace and a vest. To the left of the living room is a kitchen (12 x 10) with a sink and a small porch. Behind the living room is a dining room (11 x 14) with a fireplace and a closet. To the right of the dining room is a bedroom (11 x 12). A central hallway connects the rooms and includes a staircase labeled 'UP' and 'DOWN'. A front porch (14'-6" wide) is also shown on the right side of the plan.

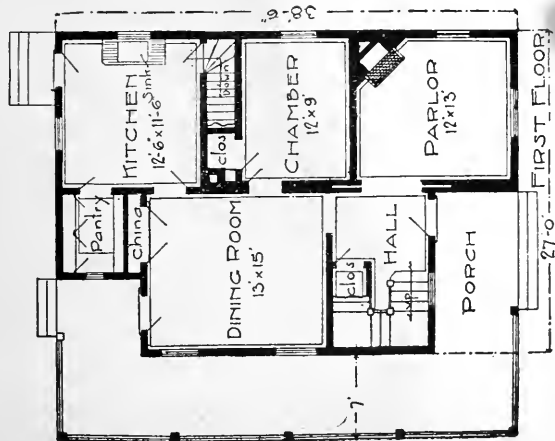
Width, 24 feet 6 inches
Length, 36 feet

Blue prints consist of cellar and foundation plans; floor plans; roof plans; front and side elevations. Complete typewritten specifications with each set of plans.



House Design No. 1505

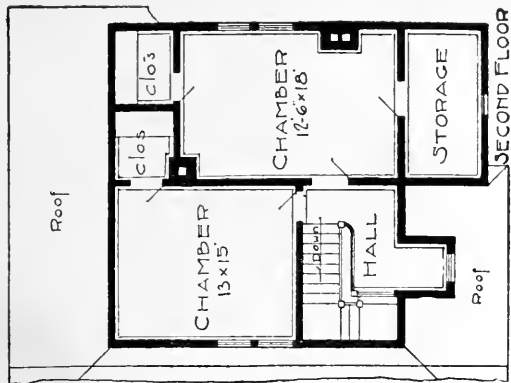
Floor Plans of No. 1505



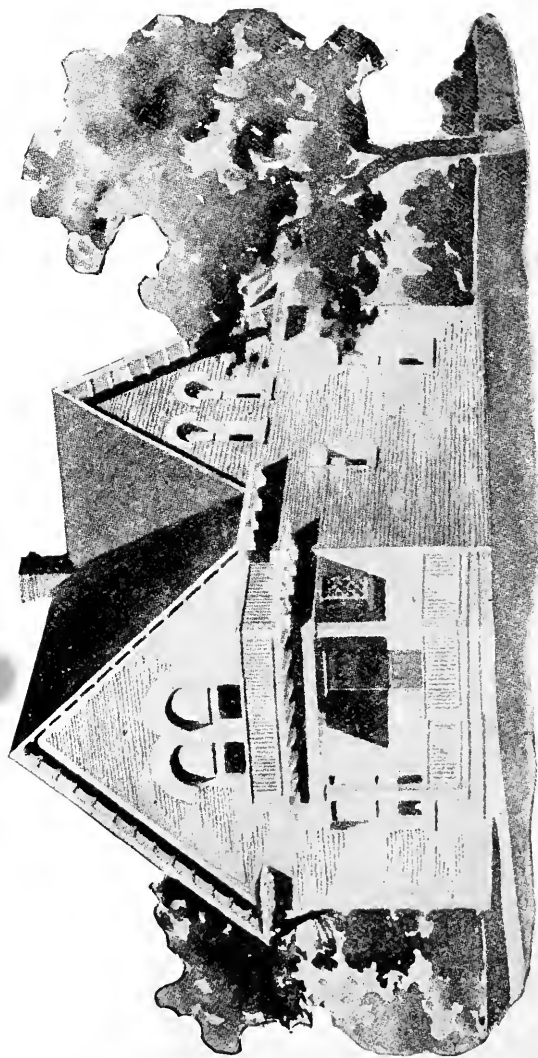
SIZE:

Width, 27 feet

Length, 38 feet
6 inches

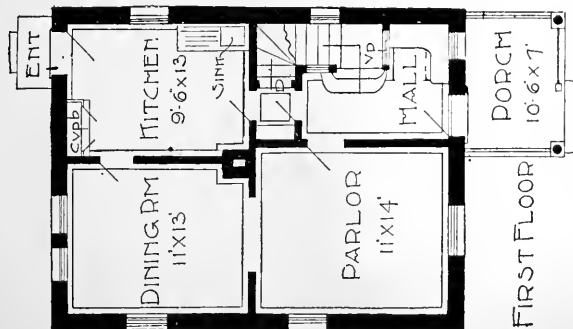


Blue prints consist of cellar and foundation plans; floor plans; roof plan; front and side elevations.
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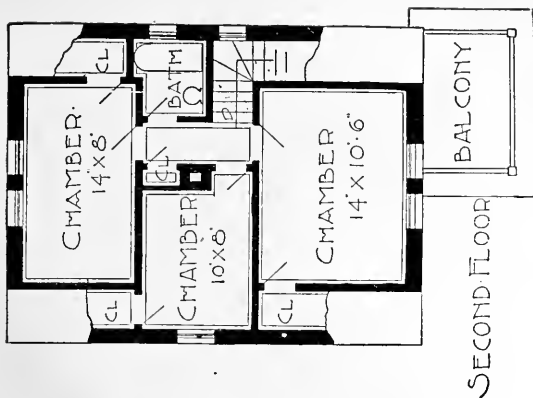
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Floor Plans of No. 1506

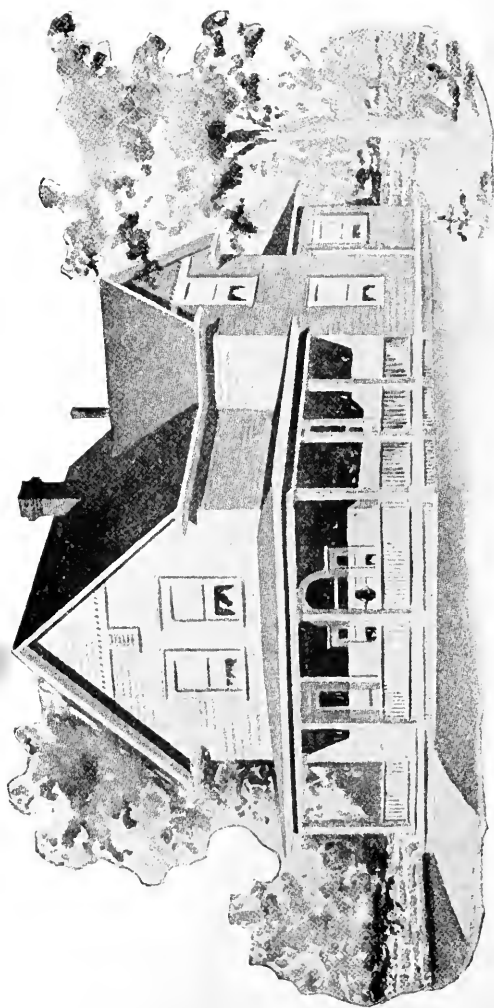


SIZE:

Width, 22 feet
 8 inches
 Length, 29 feet
 2 inches

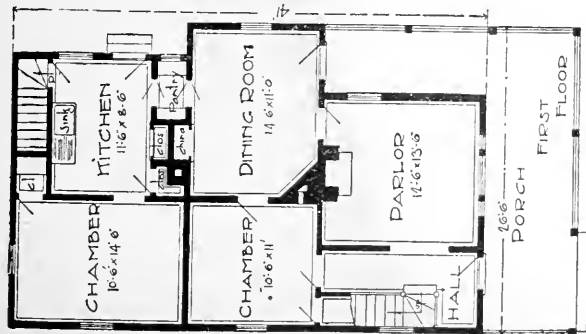


Blue prints consist of cellar and foundation plans; floor plans; roof plan; front and side elevations.
 Complete typewritten specifications with each set of plans.



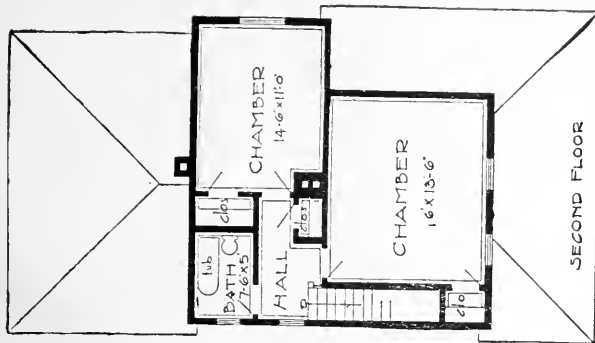
House Design No. 1507

Floor Plans of No. 1507

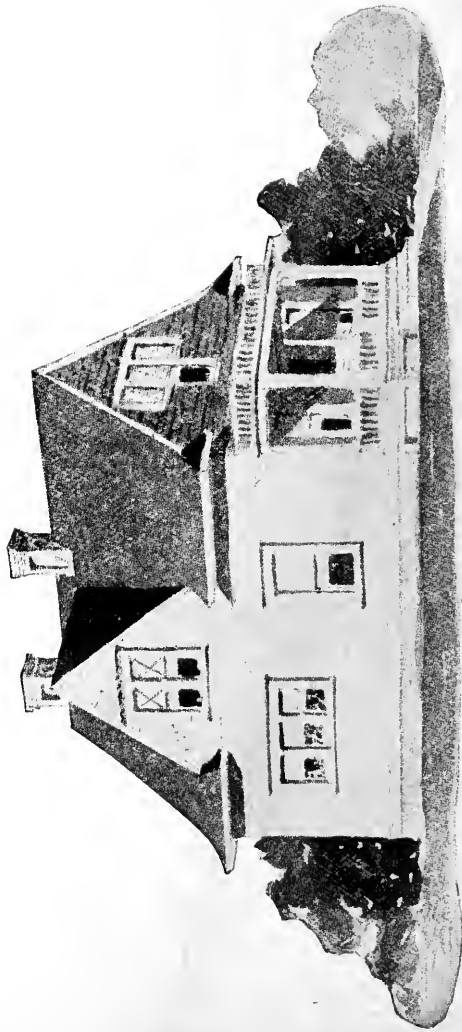


SIZE:

Width, 26 feet 6 inches
Length, 41 feet

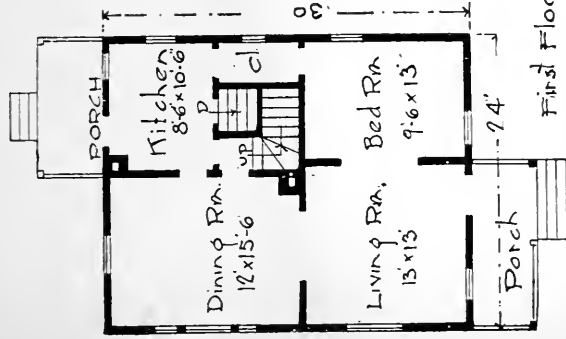


Blue prints consist of cellar and foundation plans; floor plans; roof plan; front and side elevations.
Complete typewritten specifications with each set of plans.



House Design No. 1508

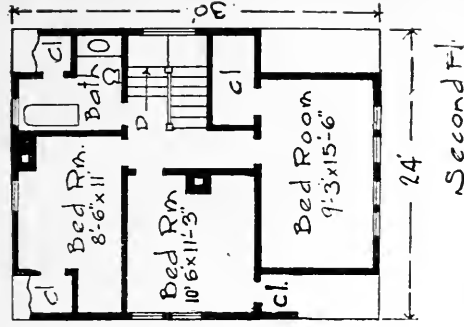
Floor Plans of No. 1508



SIZE

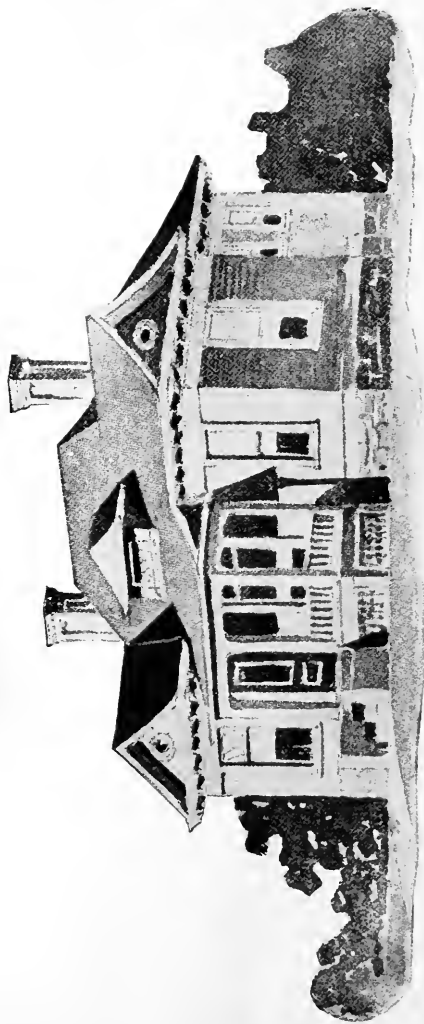
Width, 24 feet

Length, 30 feet



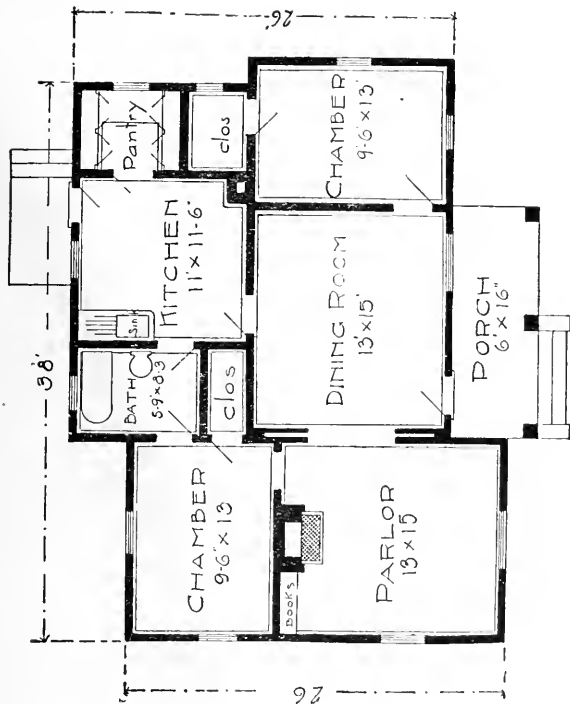
Blue prints consist of cellar and foundation plans; floor plans; roof plan; front and side elevations.

Complete typewritten specifications with each set of plans.



House Design No. 1509

Floor Plan of No. 1509



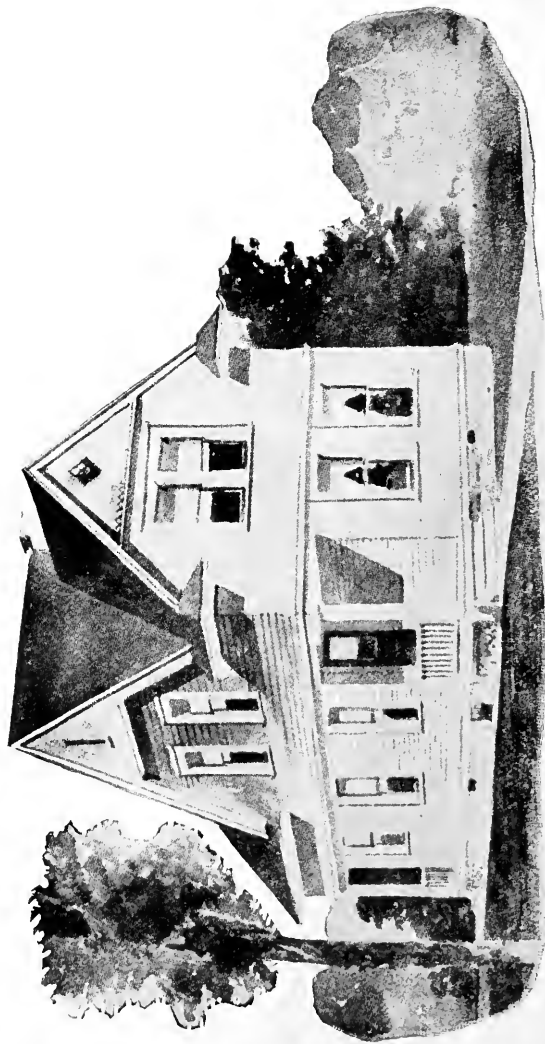
SIZE:

Width, 26 feet

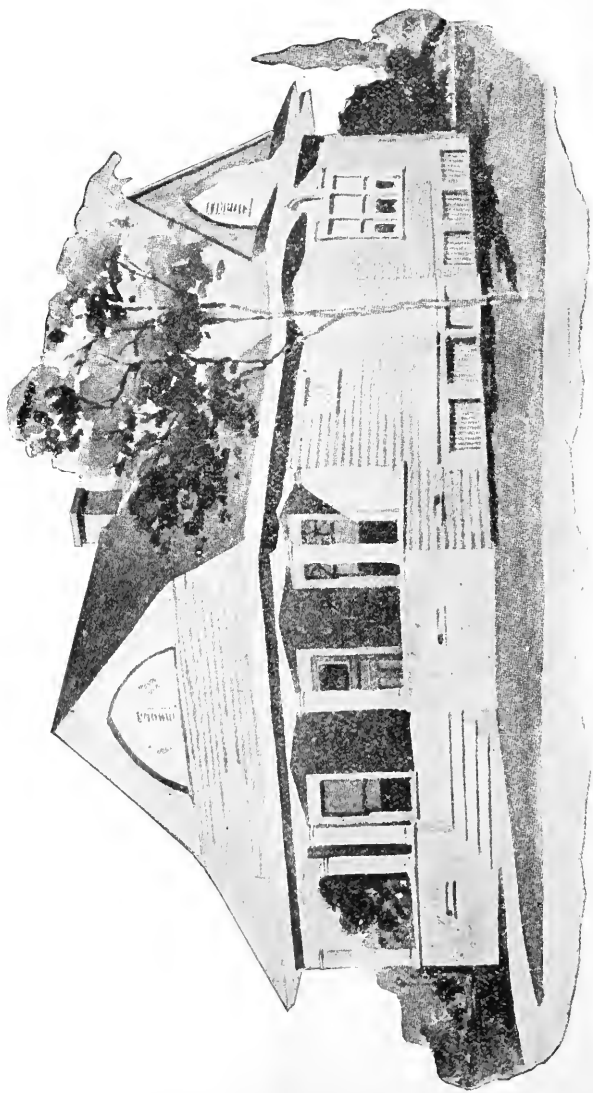
Length, 38 feet

Blue prints consist of cellar and foundation plans; roof plan; floor plan; front and side elevations.

Complete type-written specifications with each set of plans.



House Design No. 1510

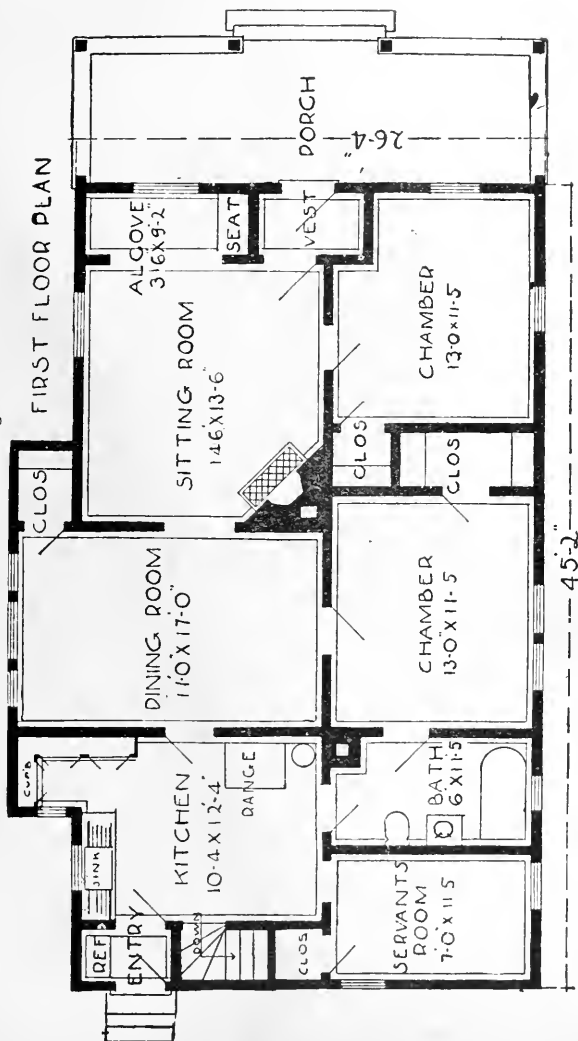


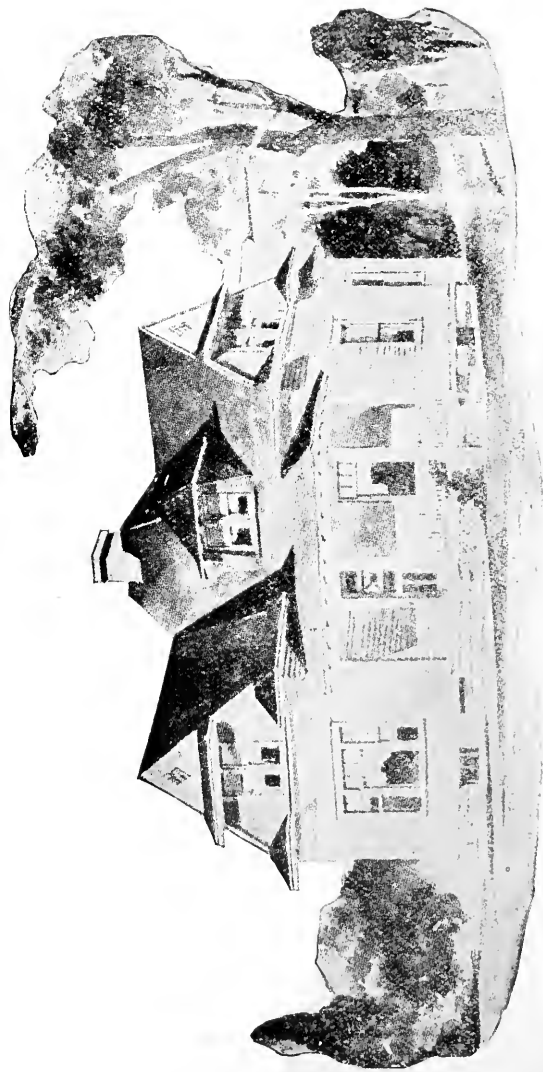
House Design No. 1511

Floor Plan of No. 1511

SIZE: Width, 30 feet; Length, 45 feet 2 inches

Blue prints consist of cellar and foundation plans; floor plan; front and side elevations.
Complete typewritten specifications with each set of plans.

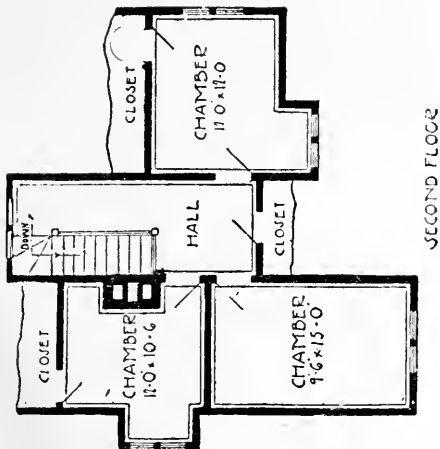
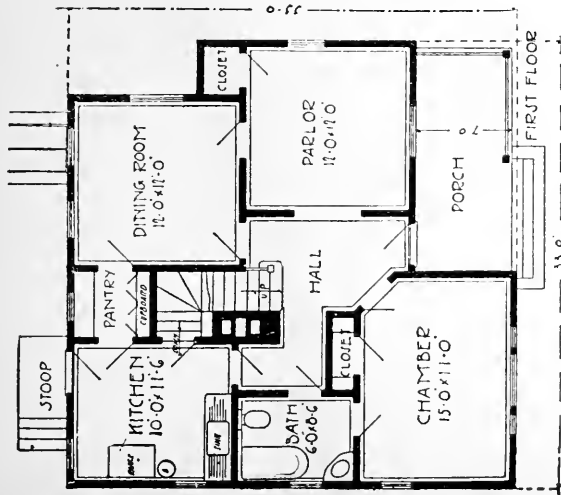




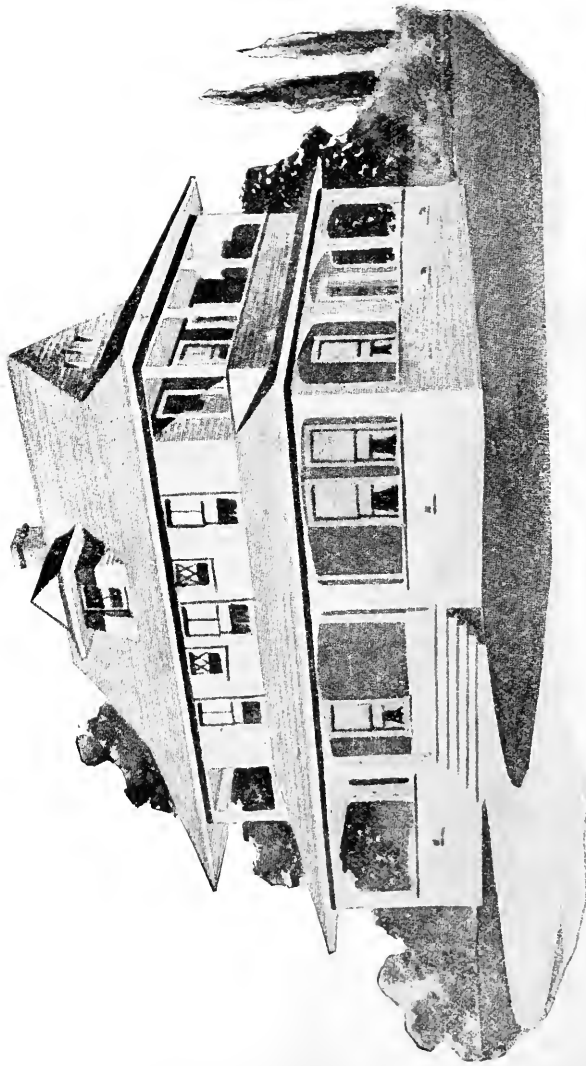
House Design No. 1512

Floor Plans of No. 1512

SIZE:
Width, 33 feet
Length, 33 feet

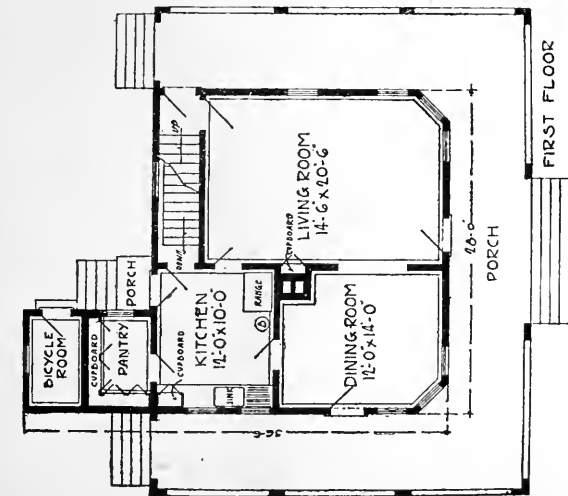


Blue prints consist of cellar and foundation plans; floor plans; roof plan; front and side elevations.
Complete typewritten specifications with each set of plans.

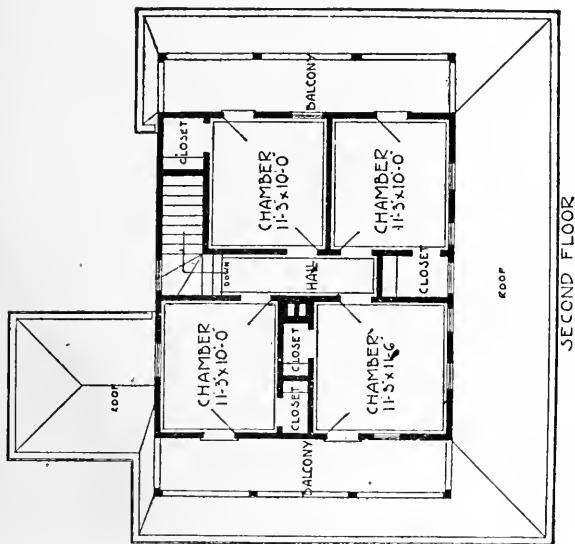


House Design No. 1513

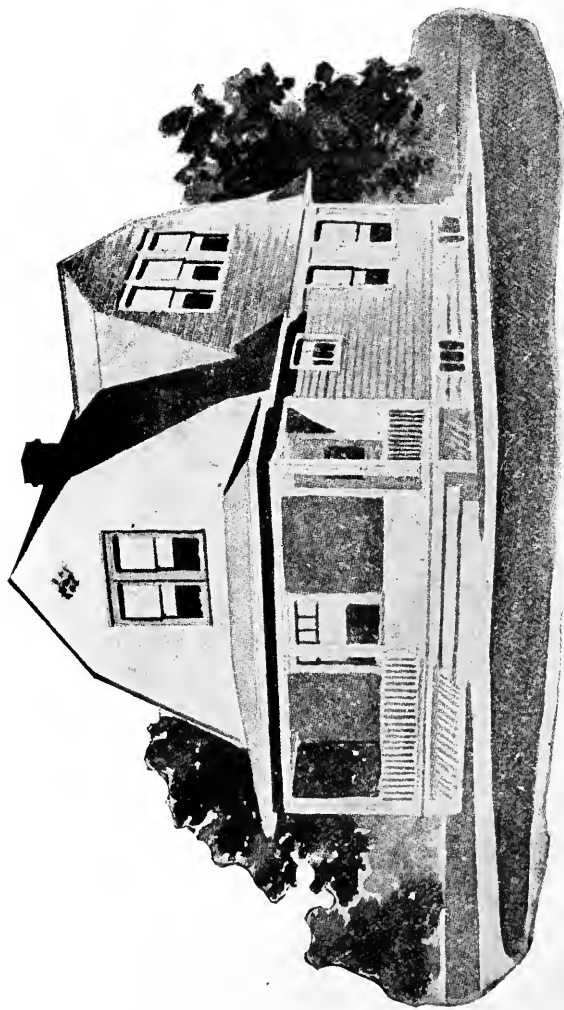
Floor Plans of No. 1513



SIZE:
Width, 28 feet
Length, 36 feet 6 inches

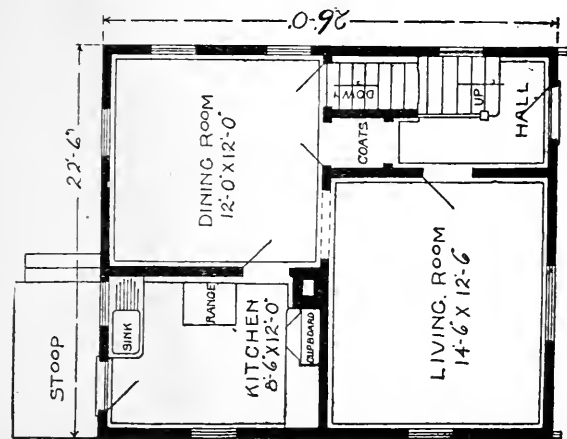


Blue prints consist of cellar and foundation plans; floor plans; roof plans; front and side elevations.
Complete typewritten specifications with each set of plans.



House Design No. 1514

Floor Plans of No. 1514

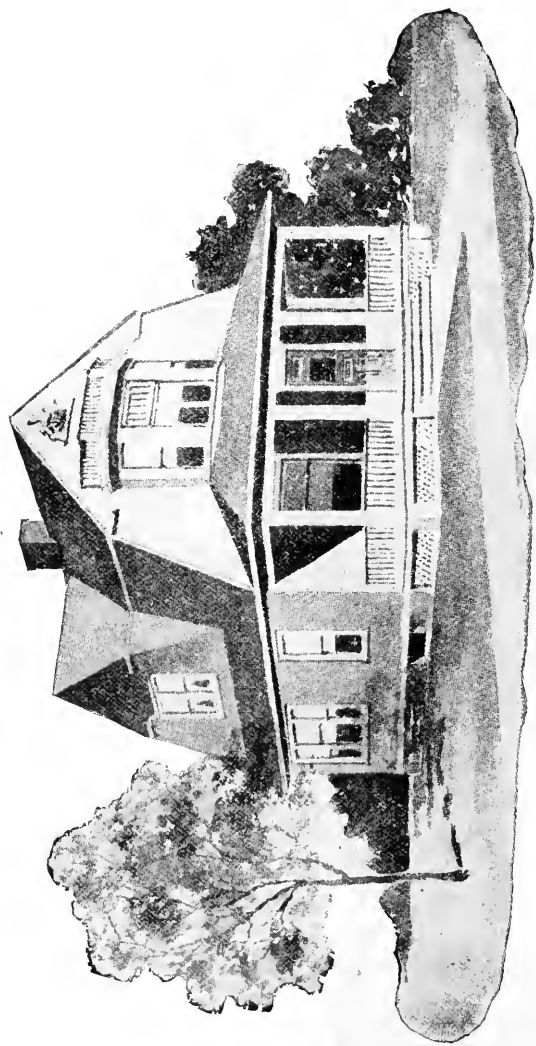


SIZE:

Width, 22 feet 6 inches
Length, 26 feet

Blue prints consist of cellar and foundation plans; floor plans; roof plan; front and side elevations.

Complete typewritten specifications with each set of plans.



House Design No. 1515

Floor Plans of No. 1515

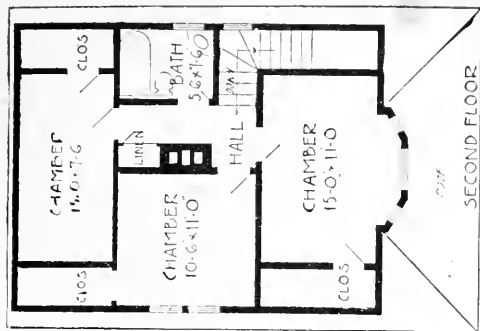


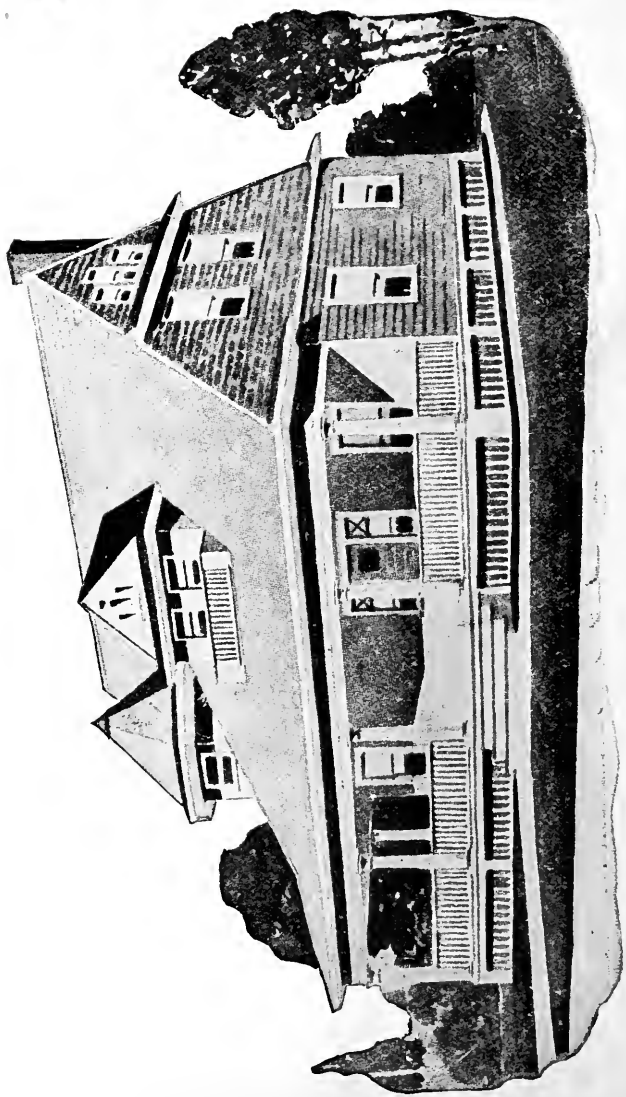
SIZE:

Width, 23 feet
Length, 28 feet

Blue prints consist of cellar and foundation plans; first and second floor plans; roof plan; front and side elevations.

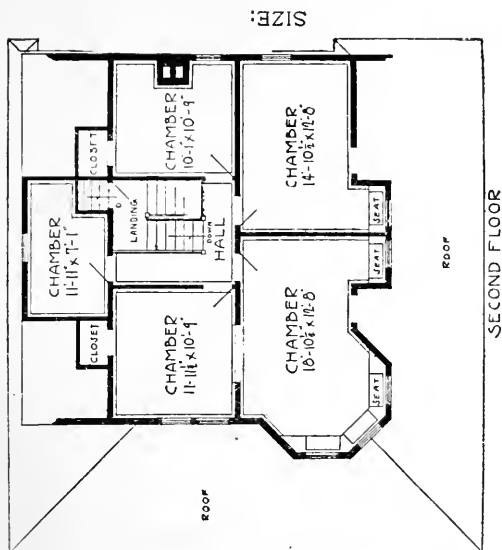
Complete type-written specifications with each set of plans.



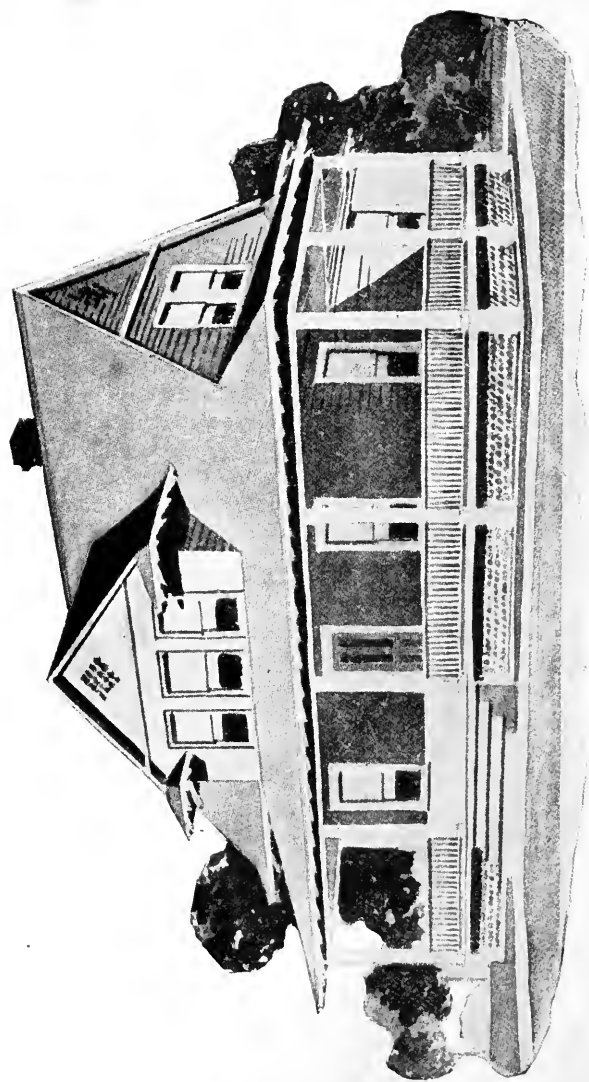


House Design No. 1516

Floor Plans of No. 1513



Blue prints consist of cellar and foundation plans; floor plans; roof plan; front and side elevations. Complete typewritten specifications with each set of plans.

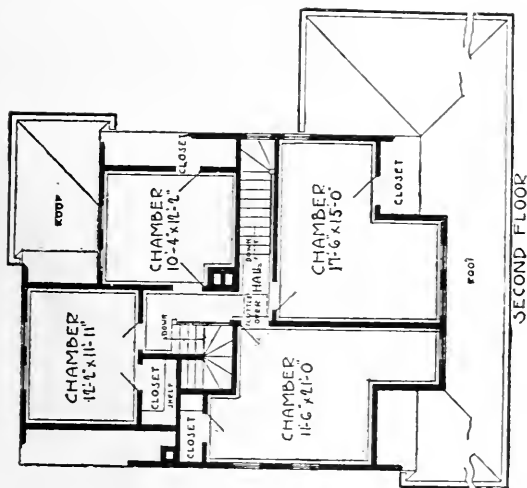


House Design No. 1517

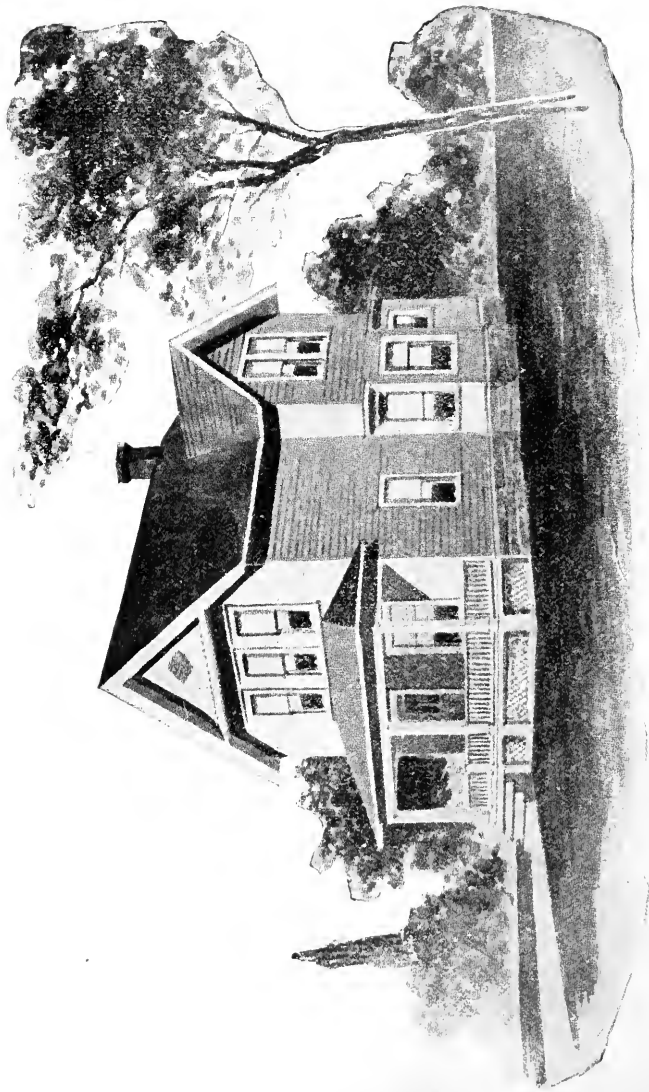
[illegible]

Width, 30 feet
6 inches

Length, 36 feet
6 inches



Blue prints consist of cellar and foundation plans; floor plans; roof plans; front and side elevations. Complete typewritten specifications with each set of plans.

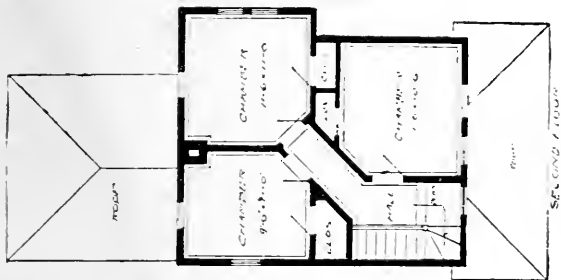
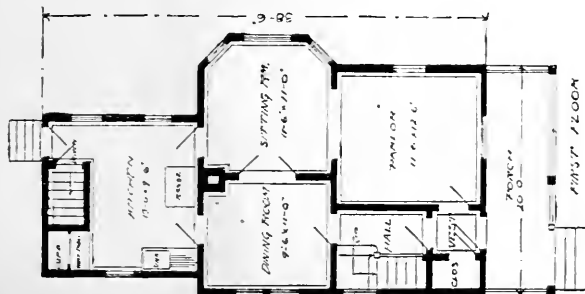


House Design No. 1518

Floor Plans of No. 1518

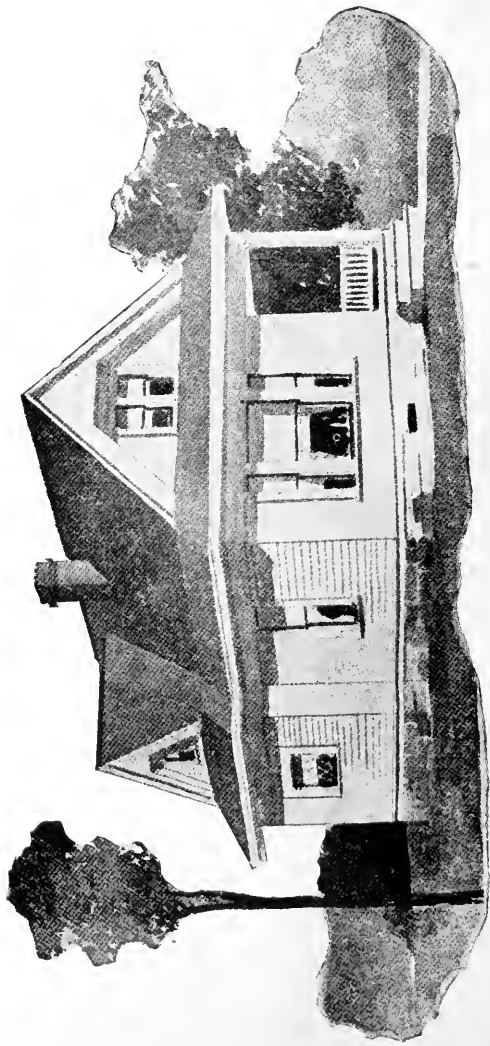
SIZE:

Width, 22 feet 6 inches
Length, 38 feet 6 inches



Blue prints consist of cellar and foundation plans; floor plans; roof plan; front and side elevations.

Complete typewritten specifications with each set of plans.



House Design No. 1519

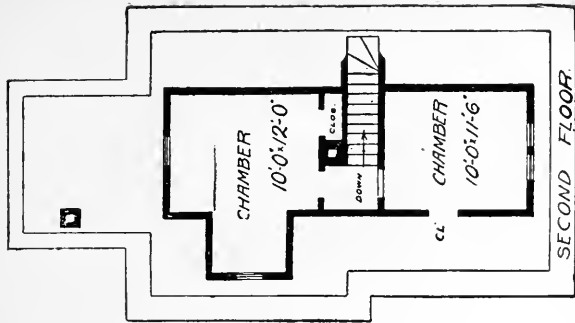
Floor Plans of No. 1519



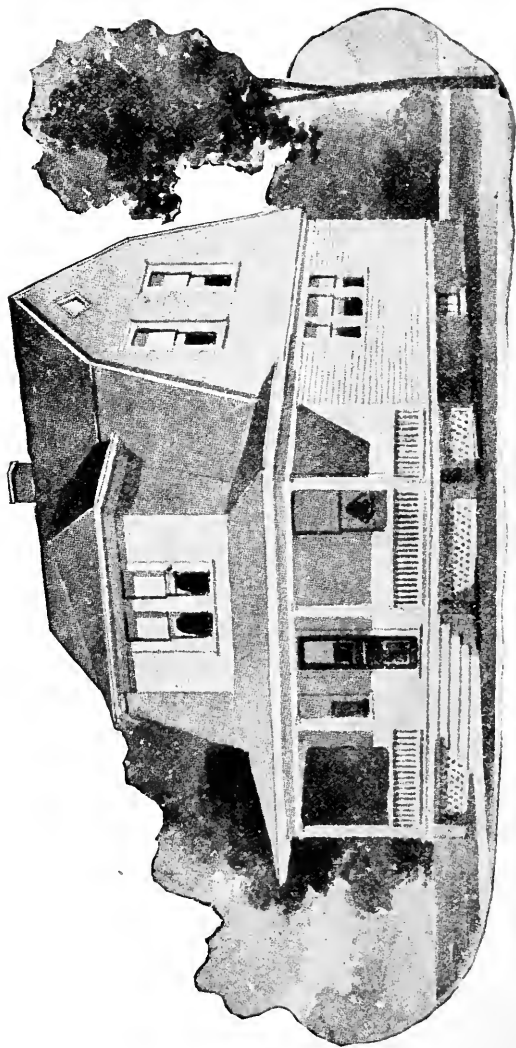
SIZE:

Width, 21 feet 6 inches

Length, 43 feet

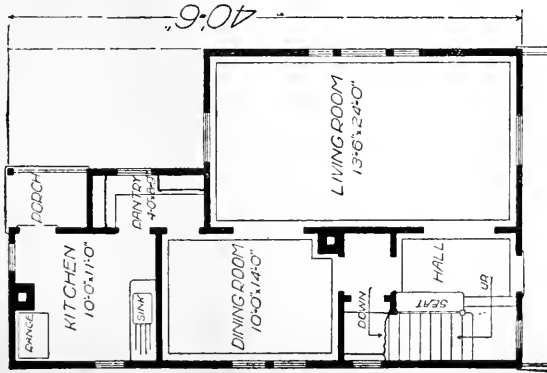


Blue prints consist of cellar and foundation plans; floor plans; roof plan; front and side elevations.
Complete typewritten specifications with each set of plans.



House Design No. 1520

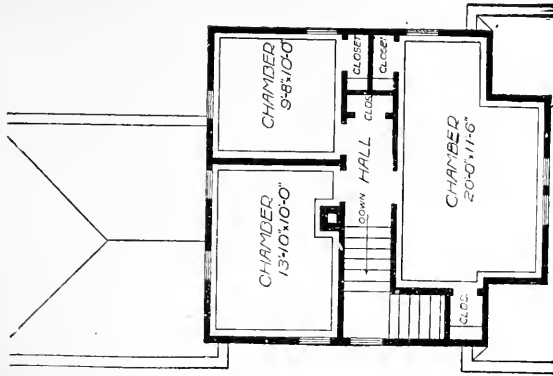
Floor Plans of No. 1520



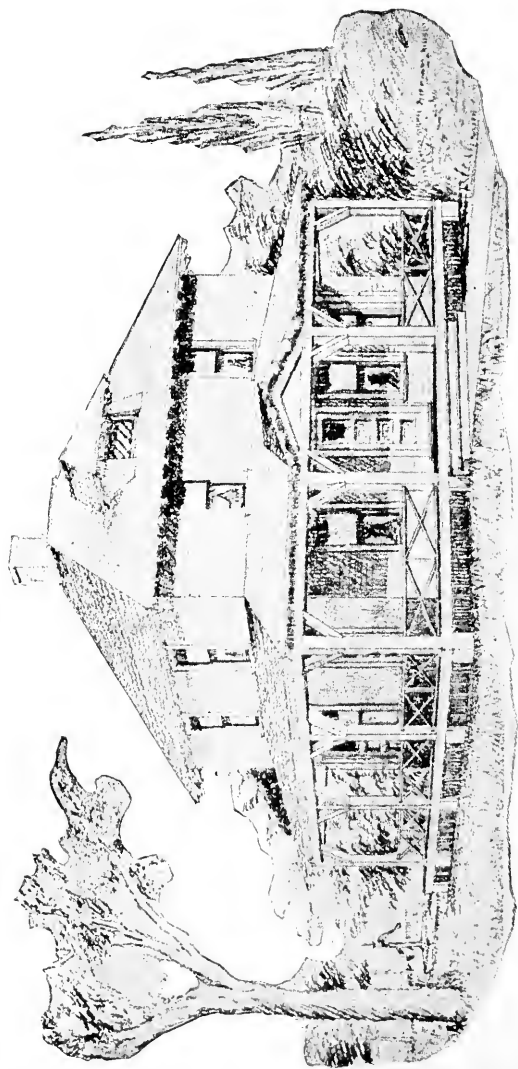
SIZE:

Width, 25 feet

Length, 40 feet 6 inches



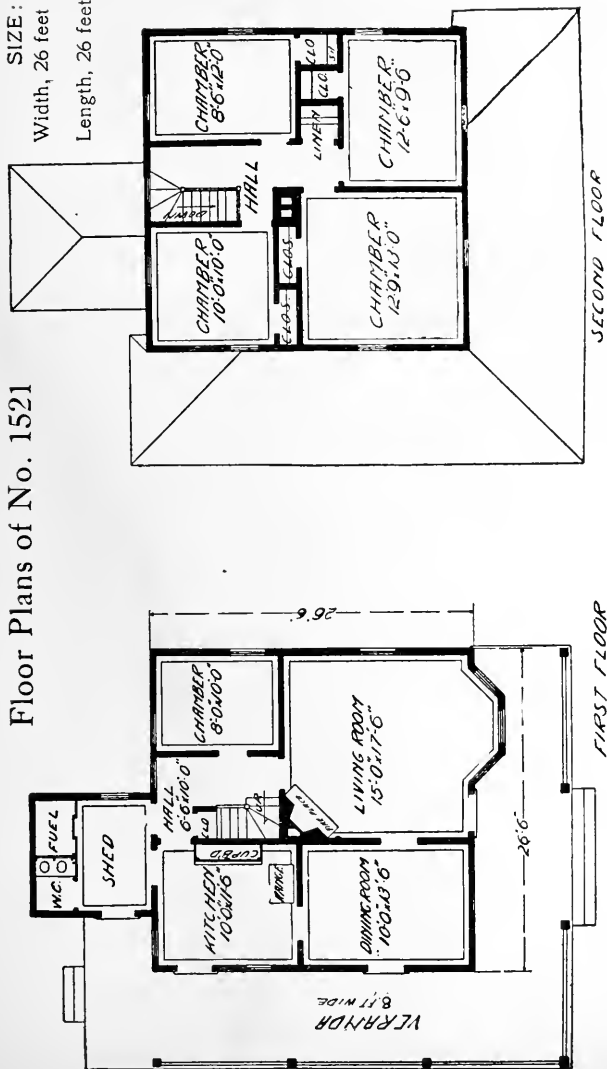
Blue prints consist of cellar and foundation plans; floor plans; roof plan; front and side elevations.
Complete typewritten specifications with each set of plans.



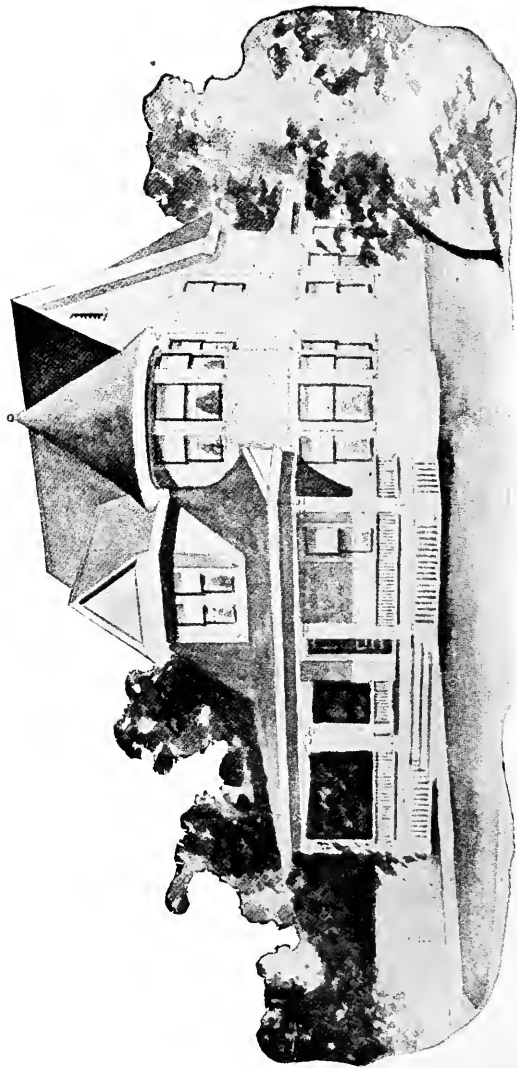
House Design No. 1521

Floor Plans of No. 1521

SIZE:
Width, 26 feet 6 inches
Length, 26 feet 6 inches



Blue prints consist of cellar and foundation plans; floor plans; roof plan; front and side elevations.
Complete typewritten specifications with each set of plans.



House Design No. 1522

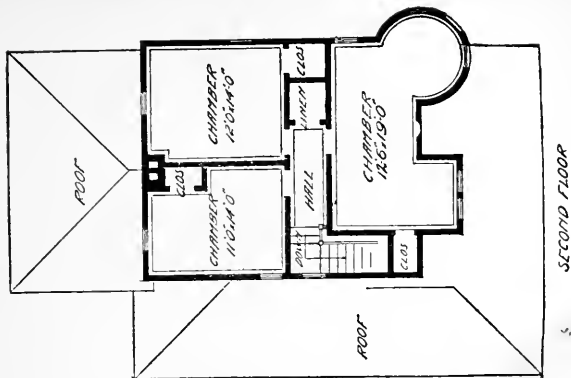
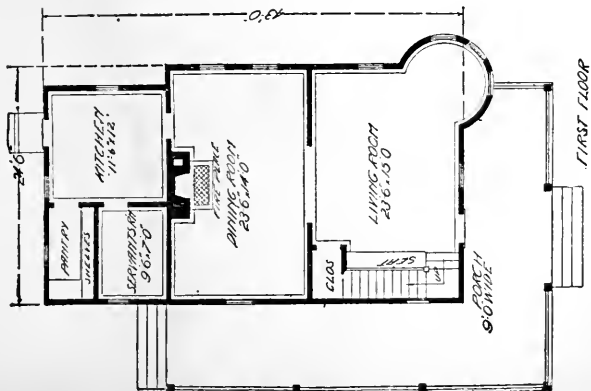
Floor Plans of No. 1522

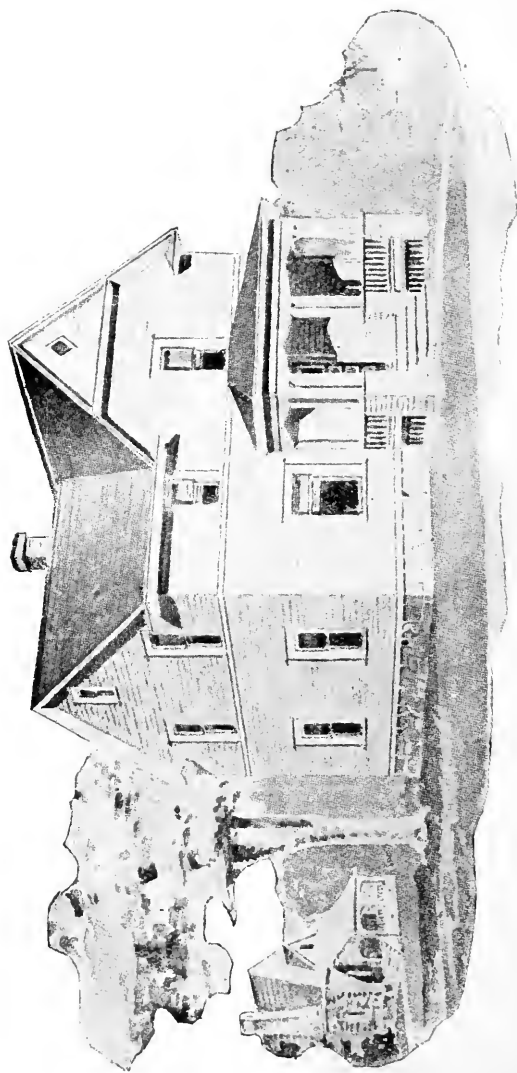
SIZE:

Width, 24 feet
6 inches
Length, 43 feet

Blue prints consist of cellar and foundation plans; floor plans; roof plan; front and side elevations.

Complete type-written specifications with each set of plans.





House Design No. 1523

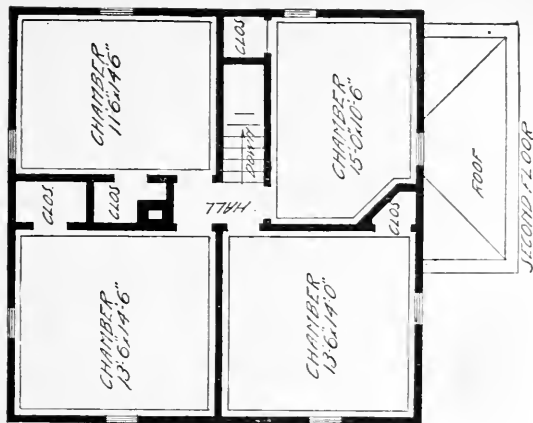
Floor Plans of No. 1523



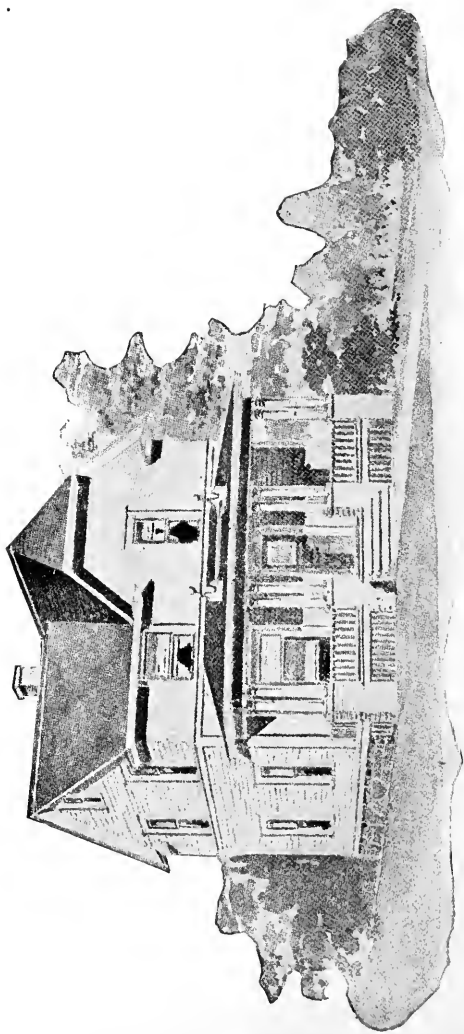
SIZE.

Width, 30 feet

Length, 30 feet

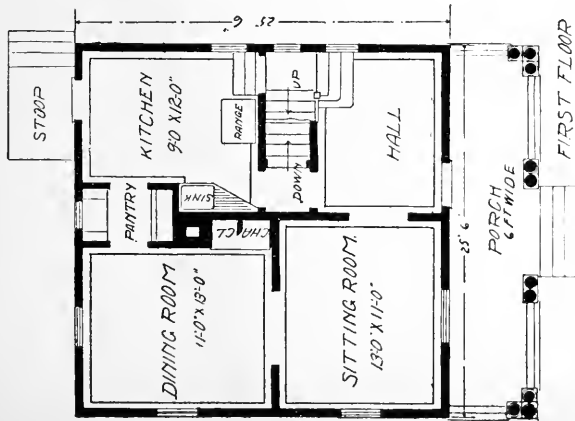


Blue prints consist of cellar and foundation plans; floor plans; roof plans; front plan; front and side elevations.
Complete typewritten specifications with each set of plans.

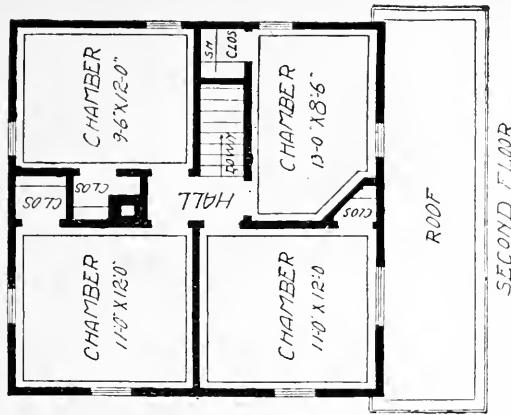


House Design No. 1524

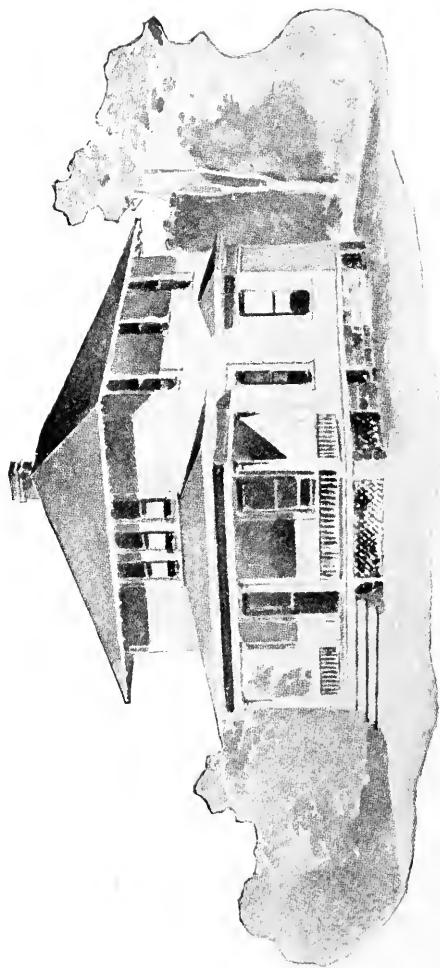
Floor Plans of No. 1524



SIZE:
Width, 25 feet
6 inches
Length, 25 feet
6 inches

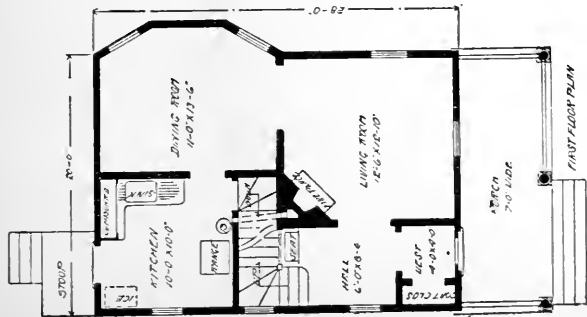


Blue prints consist of cellar and foundation plans: roof plan; floor plans: front and side elevations.
Complete typewritten specifications with each set of plans.



House Design No. 1525

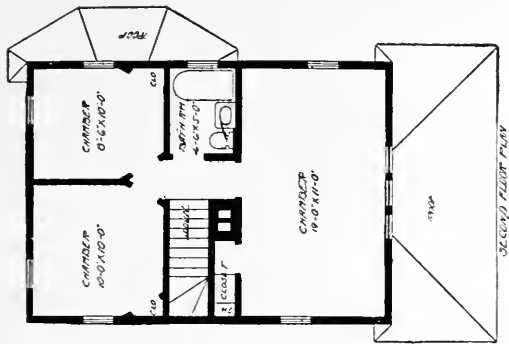
Floor Plans of No. 1525



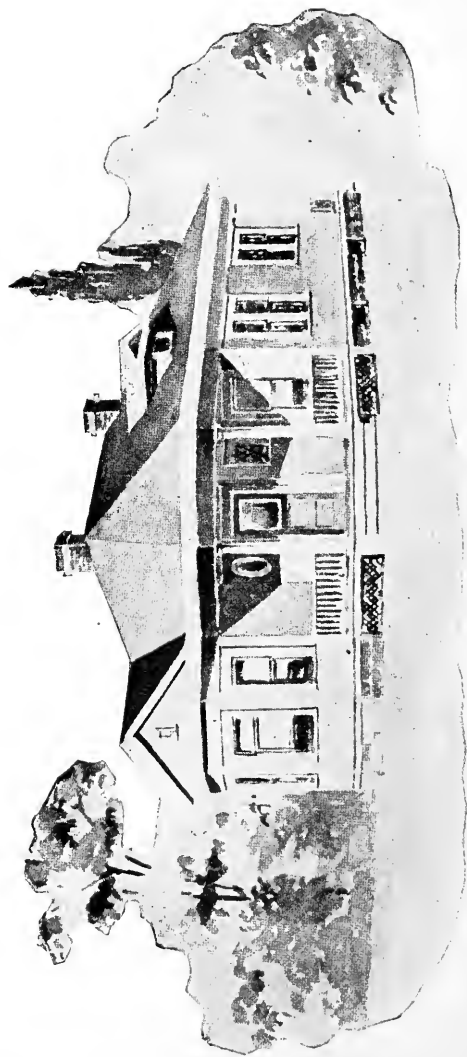
SIZE:

Width, 20 feet

Length, 28 feet



Blue prints consist of cellar and foundation plans; floor plans; roof plan; front and side elevations.
Complete typewritten specifications with each set of plans.



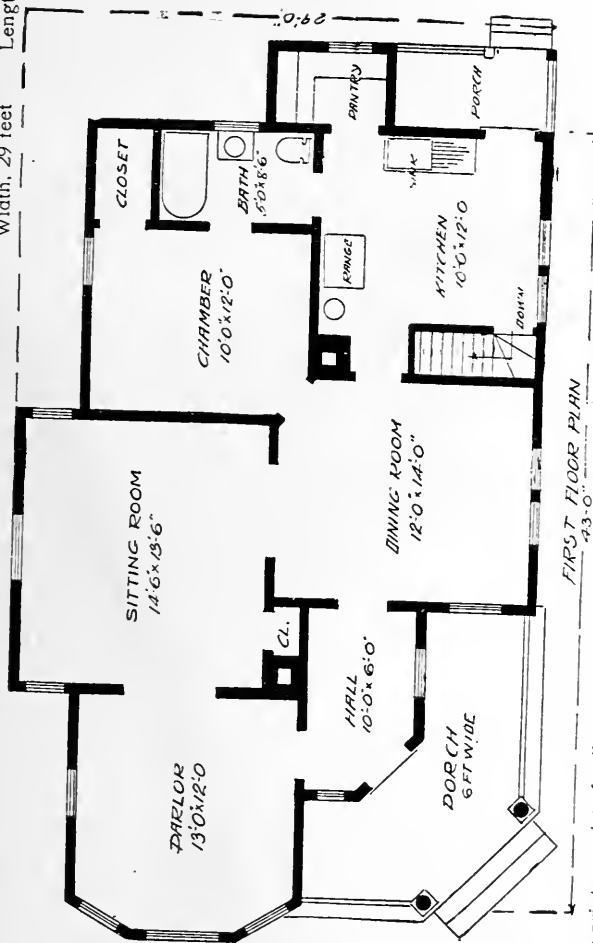
House Design No. 1526

Floor Plan of No. 1526

SIZE:

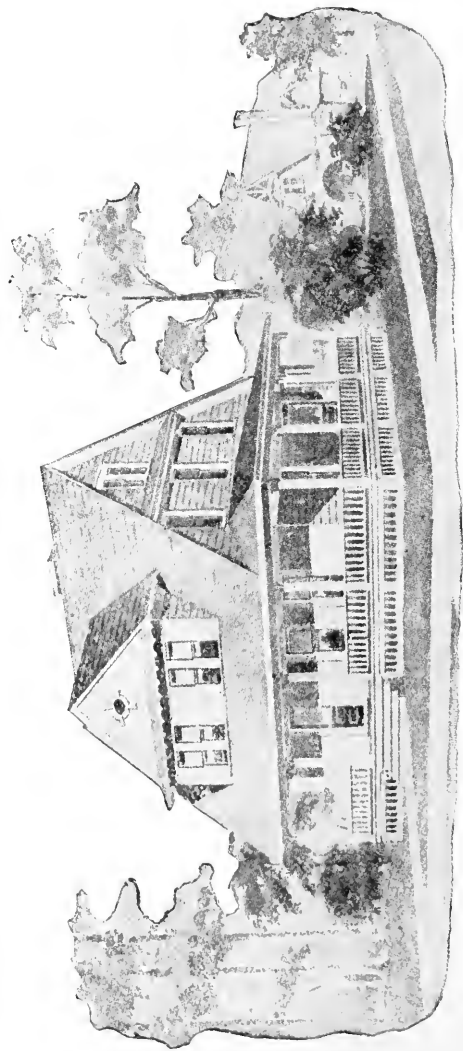
Width, 29 feet

Length, 43 feet



FIRST FLOOR PLAN

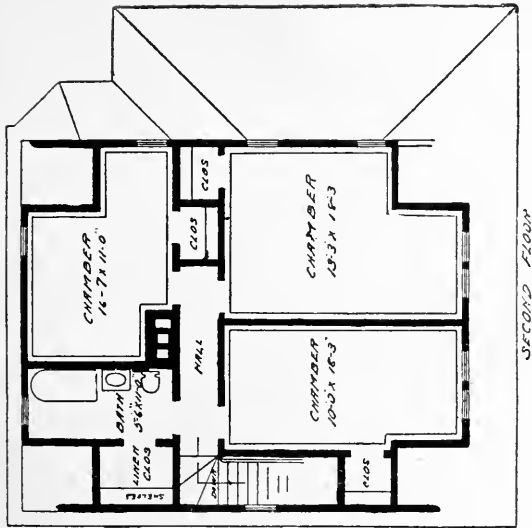
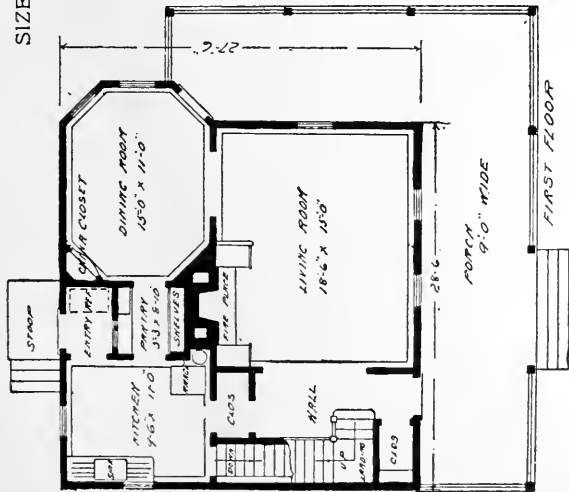
Blue prints consist of cellar and foundation plans; floor plan; roof plan; front and side elevations. Complete typewritten specifications with each set of plans.



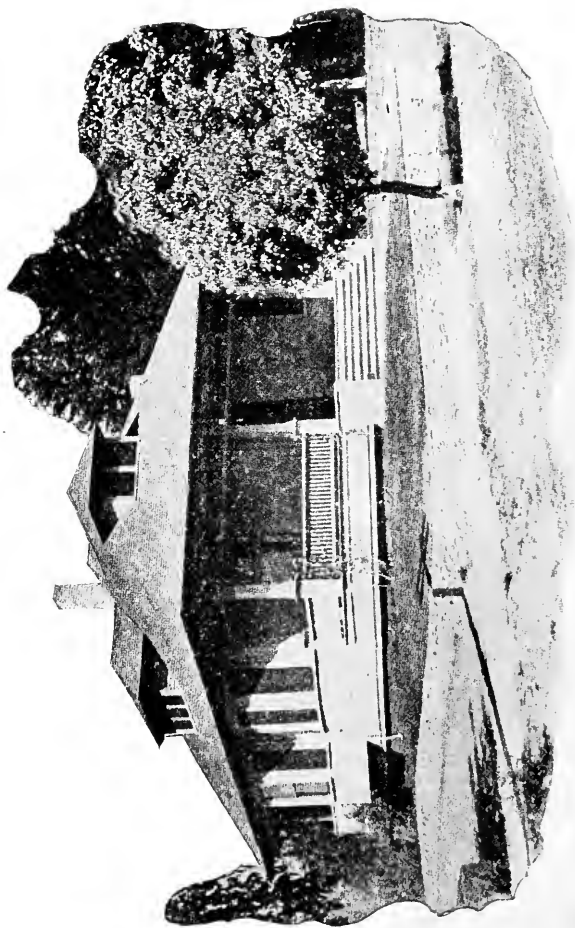
House Design No. 2116

Floor Plans of No. 2116

SIZE: Width, 28 feet 6 inches. Length, 27 feet 6 inches

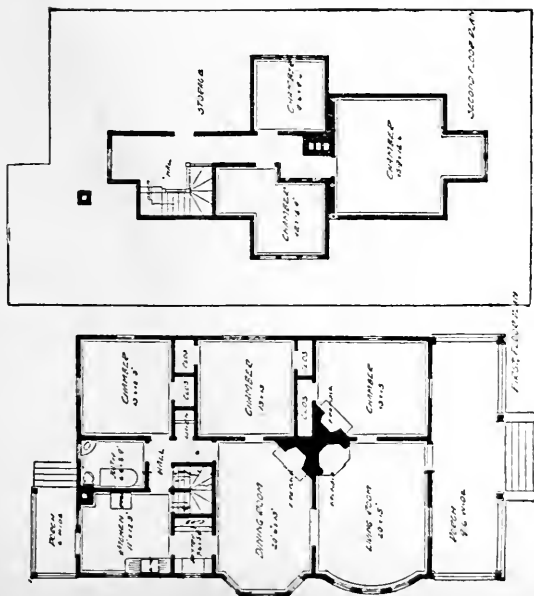


Blue prints consist of floor plans; roof plan; front and side elevations.
Complete typewritten specifications with each set of plans.



House Design No. 2117

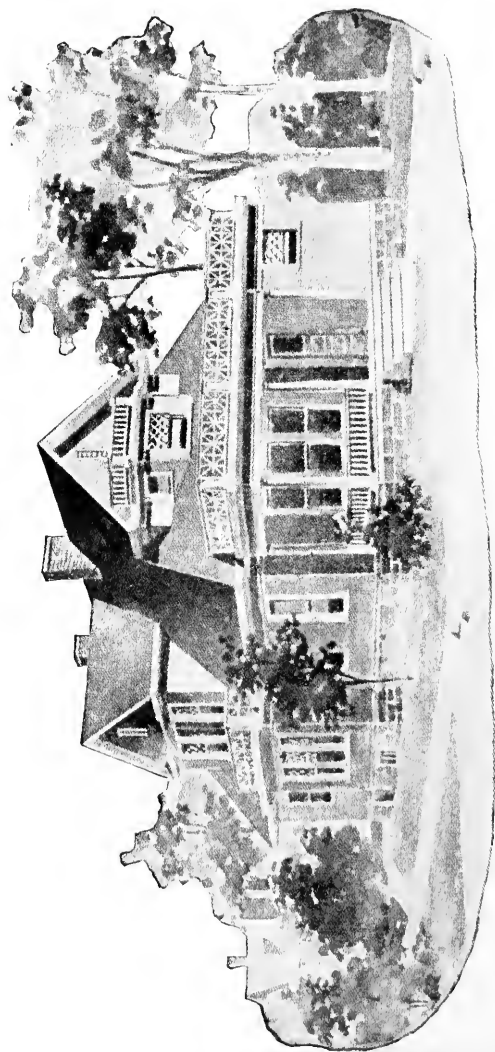
Floor Plans of No. 2117



SIZE: .

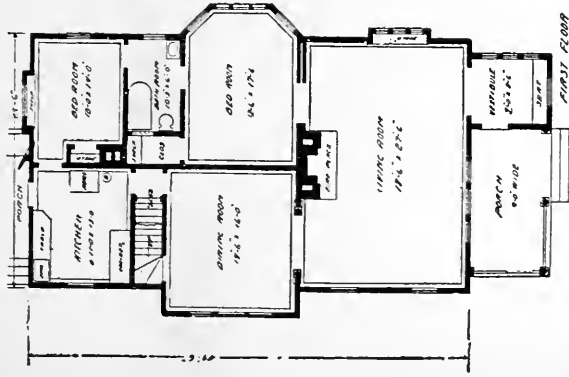
Width, 32 feet 6 inches
Length, 48 feet

Blue prints consist of cellar and foundation plans; floor plans; roof plans; front and side elevations. Complete typewritten specifications with each set of plans.



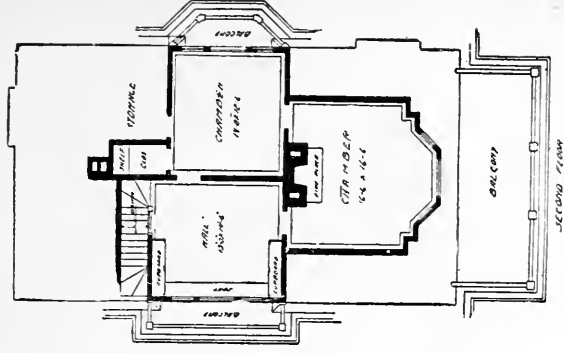
House Design No. 2118

Floor Plans of No. 2118

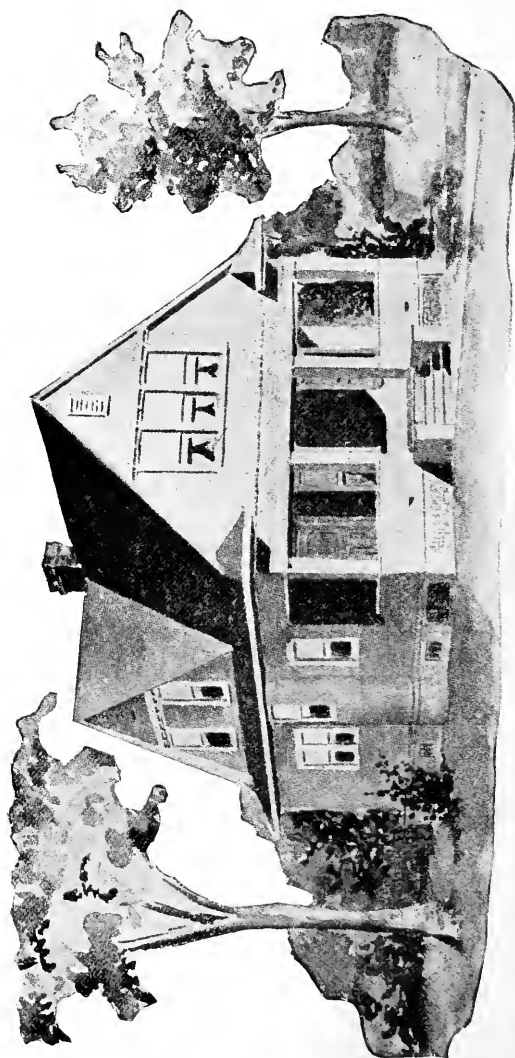


SIZE:

Width, 28 feet 6 inches
Length, 49 feet 6 inches



Blue prints consist of cellar and foundation plans; floor plans; roof plan; front and side elevations.
Complete typewritten specifications with each set of plans.



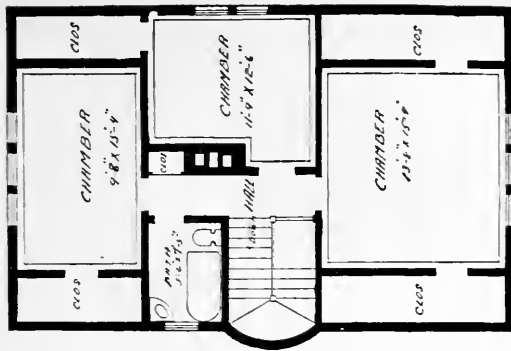
House Design No. 2119

Floor Plans of No. 2119

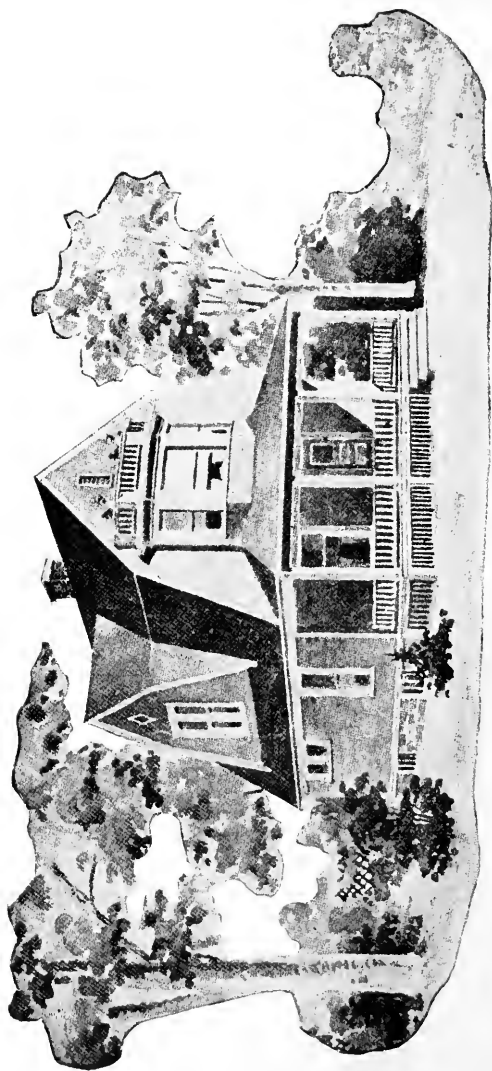


SIZE:

Width, 24 feet 4 inches
Length, 30 feet 10 inches

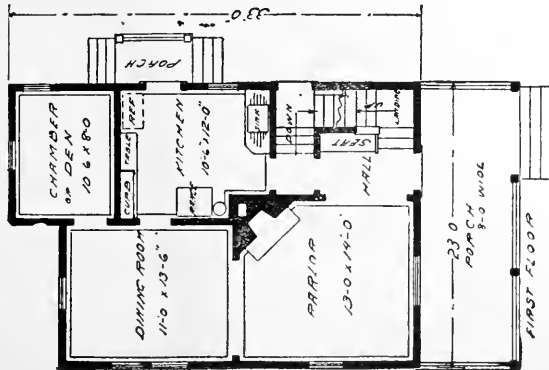


Blue prints consist of cellar and foundation plans; floor plans; roof plan; front and side elevations.
Complete typewritten specifications with each set of plans.

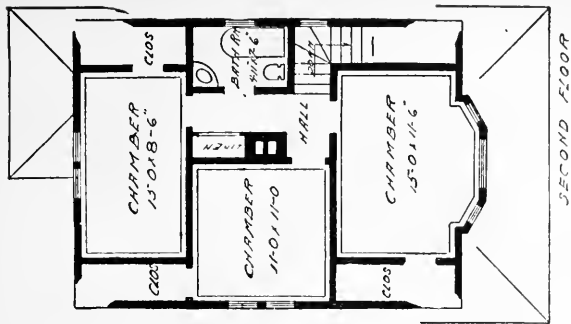


House Design No. 2120

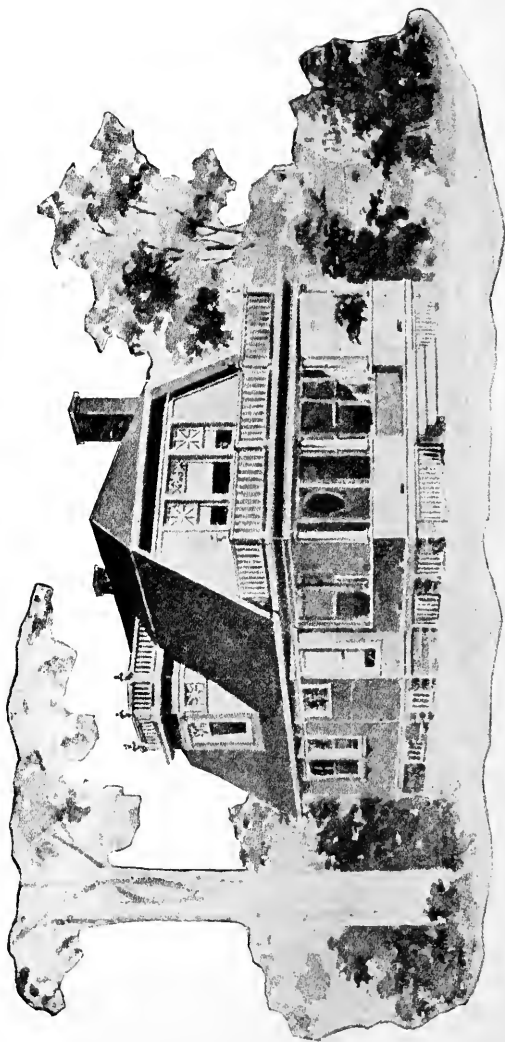
Floor Plans of No. 2120



SIZE:
Width, 23 feet
Length, 30 feet

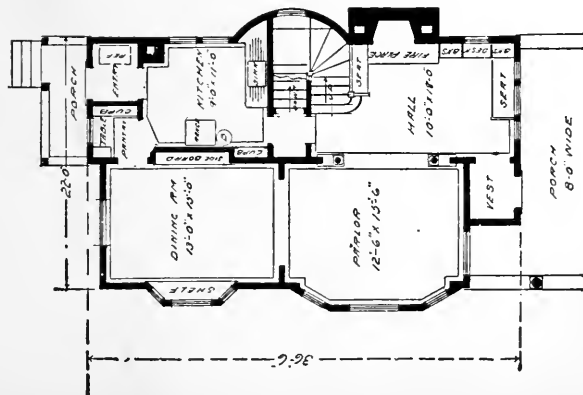


Blue prints consist of cellar and foundation plans; floor plans; front and side elevations.
Complete typewritten specifications with each set of plans.



House Design No. 2121

Floor Plans of No. 2121



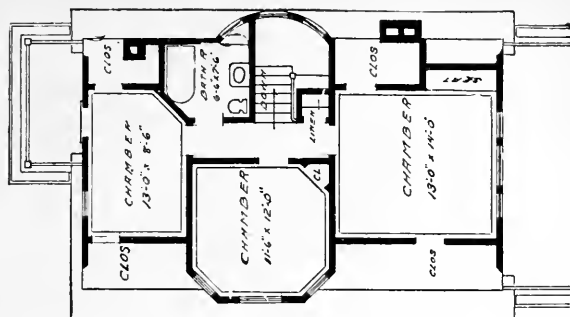
SIZE:

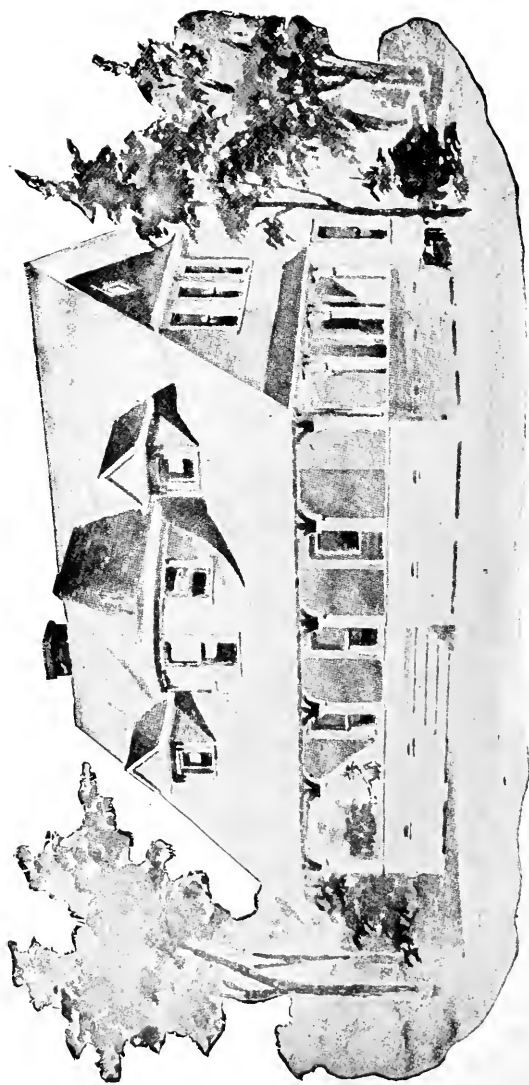
Width, 22 feet

Length, 36 feet 6 inches

Blue prints consist of cellar and foundation plans; roof plan; floor plans; front and side elevations.

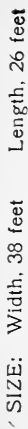
Complete typewritten specifications with each set of plans.



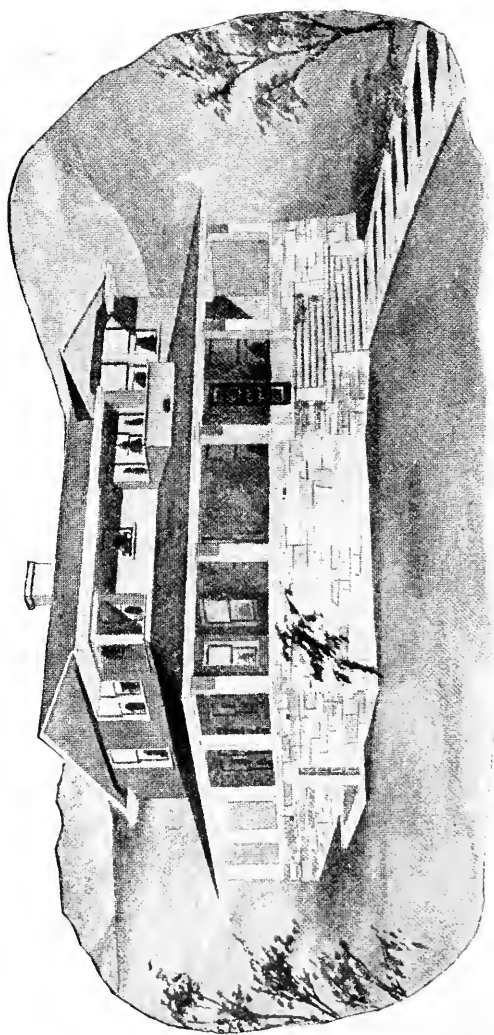


House Design No. 2122

SIZE: Width, 38 feet Length, 26 feet



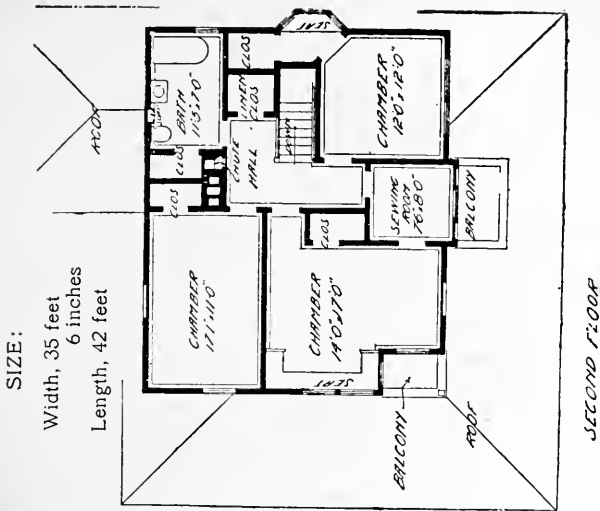
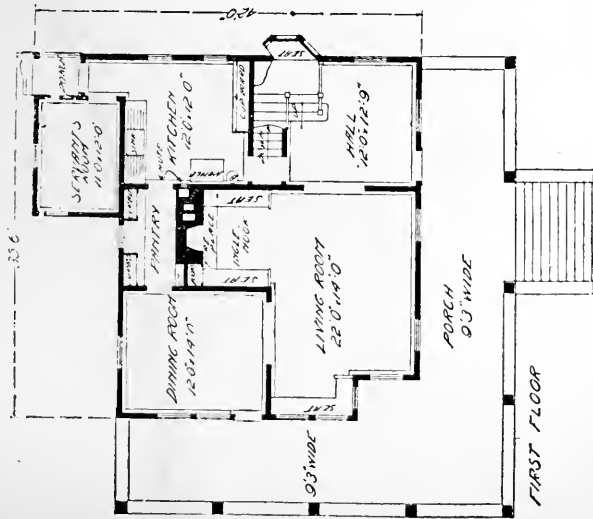
Blue prints consist of cellar and foundation plans; floor plans; roof plans; front and side elevations. Complete typewritten specifications with each set of plans.

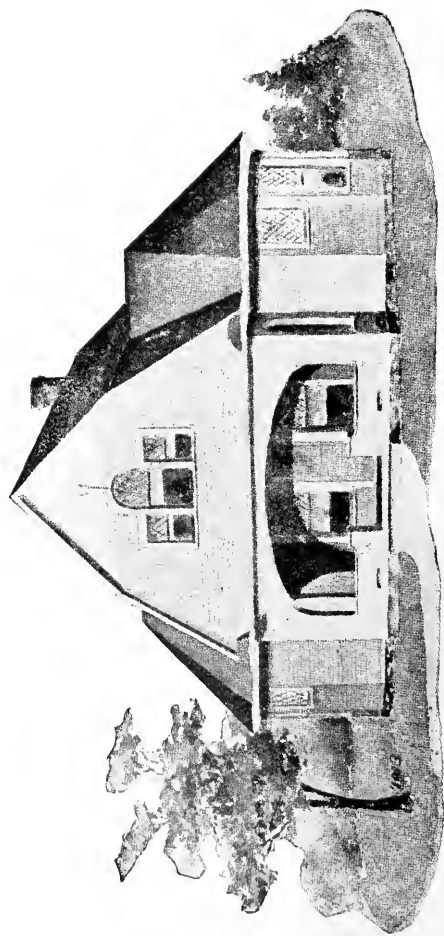


House Design No. 2123

Floor Plans of No. 2123

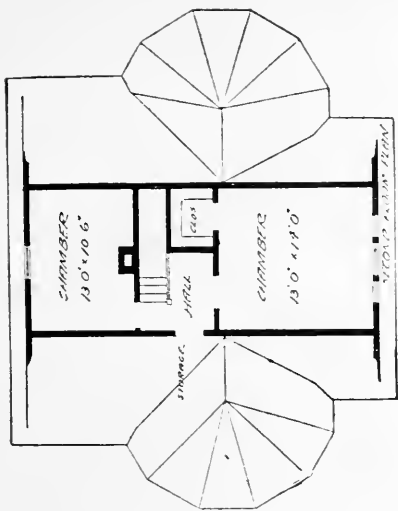
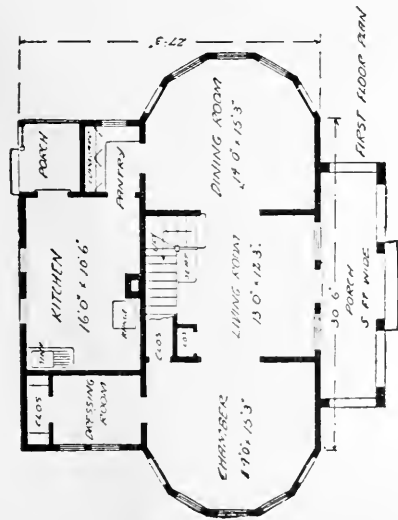
Blue prints consist of cellar and foundation plans; floor plans; front and side elevations.
Complete typewritten specifications with each set of plans.





House Design No. 2124

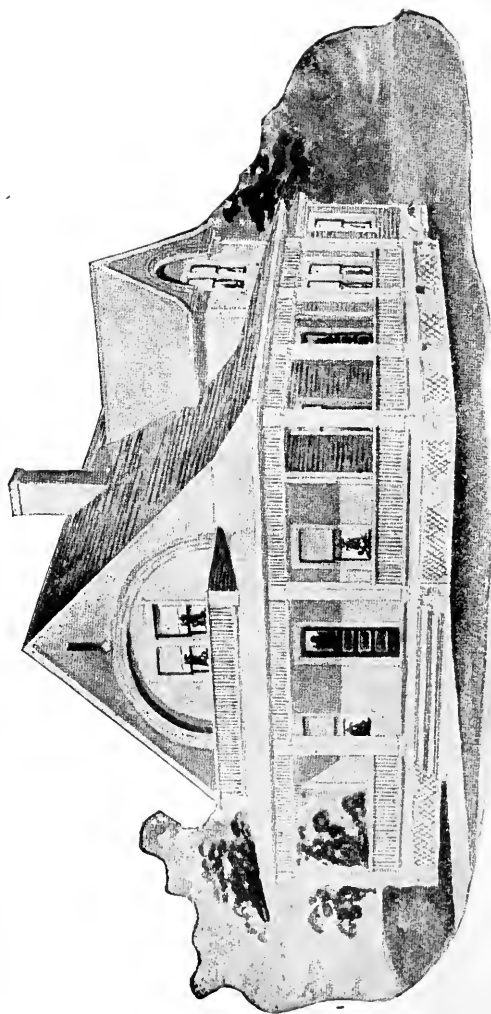
Floor Plans of No. 2124



SIZE:

Width, 30 feet 6 inches
Length, 27 feet 3 inches

Blue prints consist of cellar and foundation plans; floor plans; roof plan; front and side elevations.
Complete typewritten specifications with each set of plans.



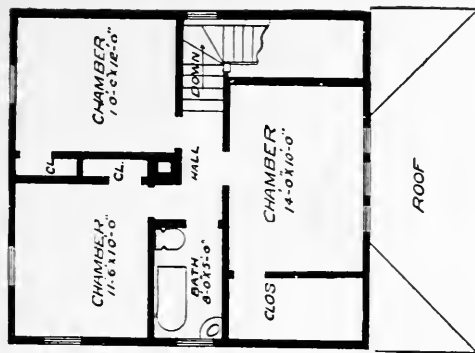
House Design No. 2125

Floor Plans of No. 2125



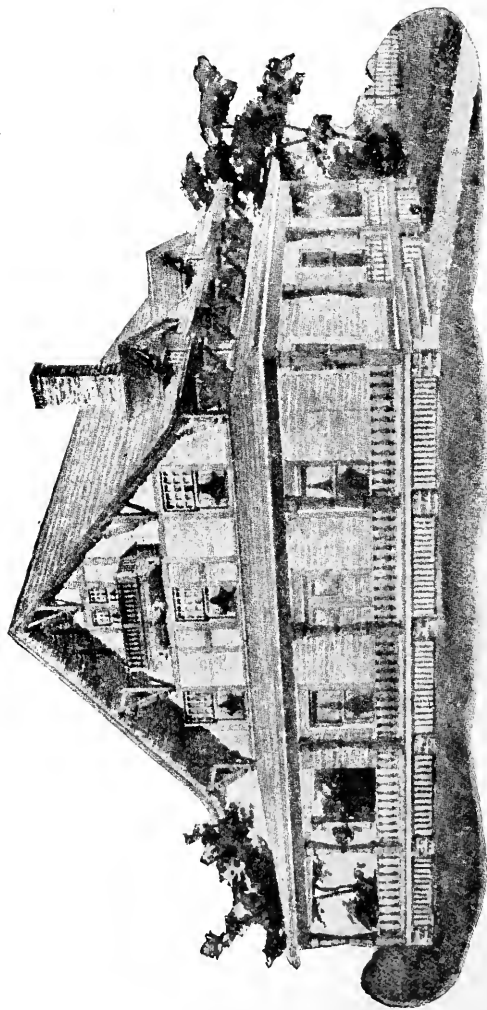
SIZE:

Width, 31 feet
6 inches
Length, 42 feet
9 inches



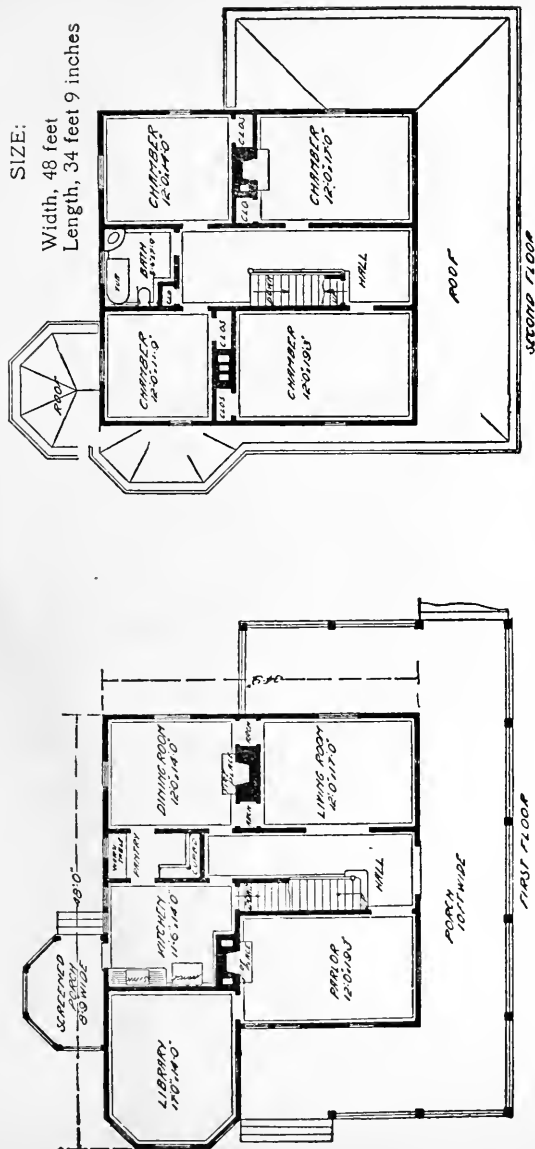
SECOND FLOOR.

Blue prints consist of cellar and foundation plans; floor plans; roof plan; front and side elevations.
Complete typewritten specifications with each set of plans.

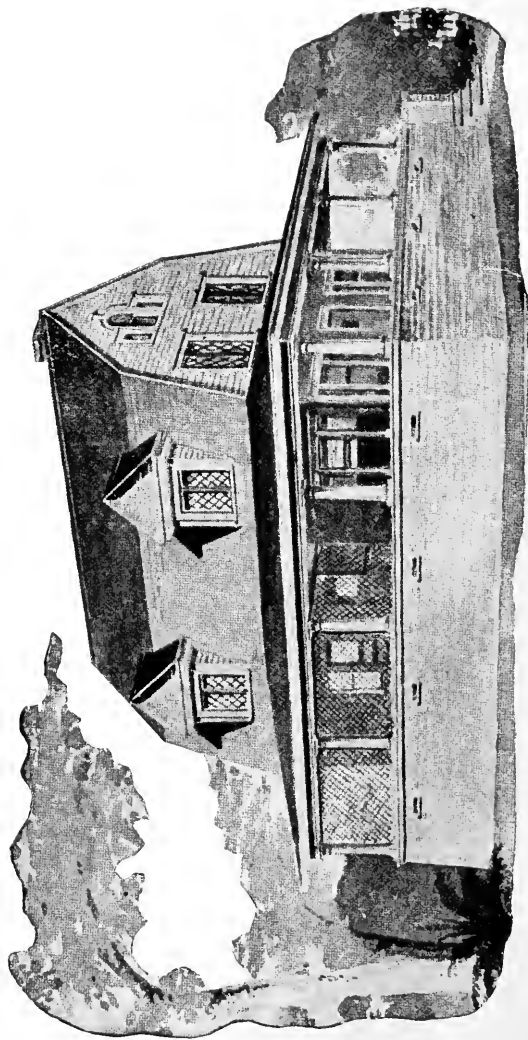


House Design No. 2126

Floor Plans of No. 2126

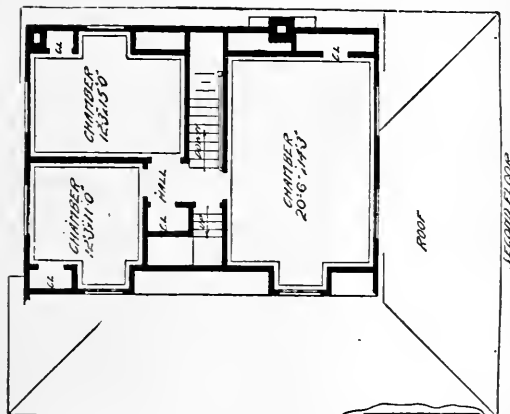
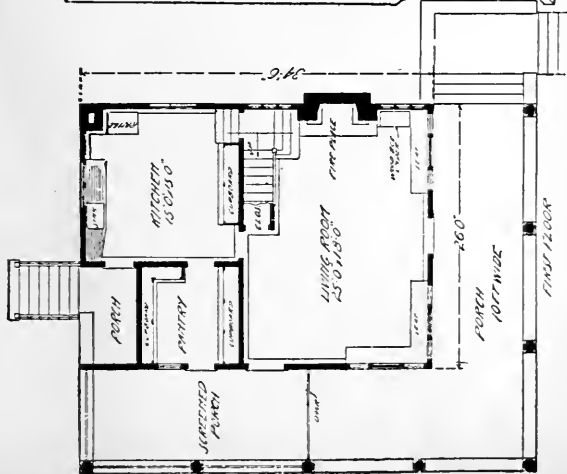


Blue prints consist of cellar and foundation plans; floor plans; roof plan; front and side elevations.
Complete typewritten specifications with each set of plans.



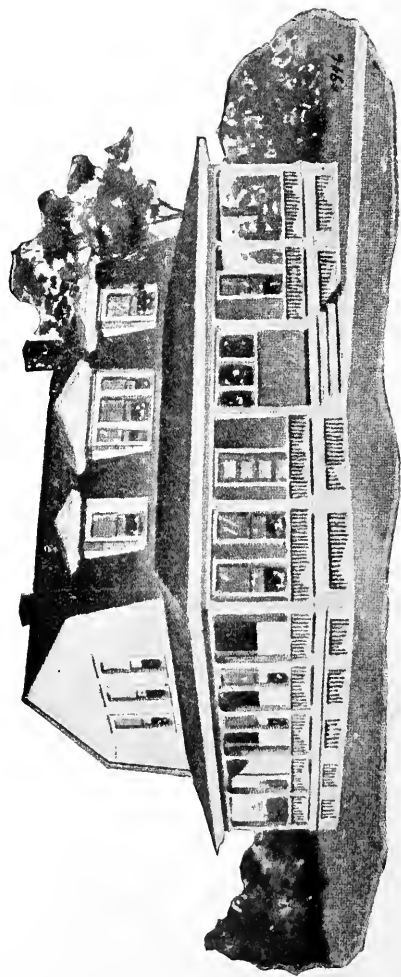
House Design No. 2127

Floor Plans of No. 2127



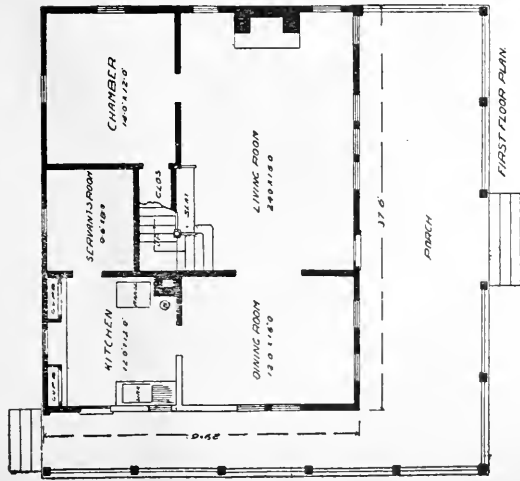
SIZE:
Width, 26 feet
Length, 34 feet
6 inches

Blue prints consist of cellar and foundation plans; floor plans; roof plan; front and side elevations.
Complete typewritten specifications with each set of plans.



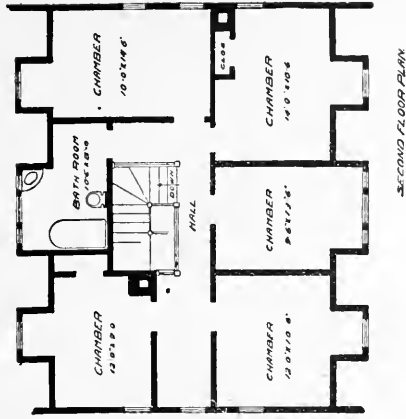
House Design No. 2128

Floor Plans of No. 2128

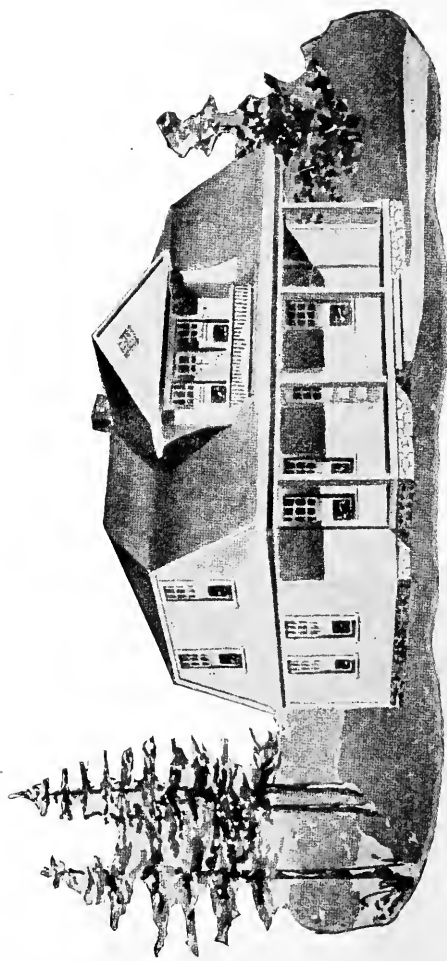


SIZE:

Width, 37 feet
6 inches
Length, 29 feet
6 inches



Blue prints consist of cellar and foundation plans; floor plans; roof plan; front and side elevations.
Complete typewritten specifications with each set of plans.



House Design No. 2129

42'0"

33'6"

STOOP

KITCHEN 9'6" x 7'6"

PANTRY 16'1" x 6'6"

BATH

CLOSET

SEAT

LIVING ROOM 18'0" x 13'0"

CHAMBER 14'0" x 9'0"

CLOSET

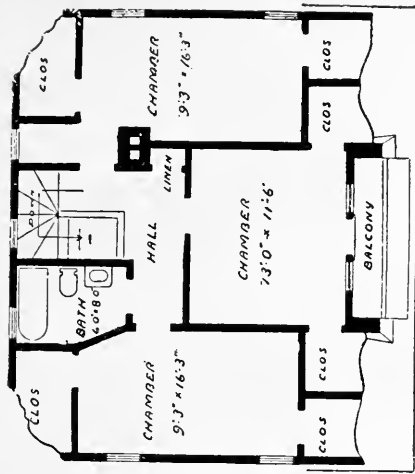
CHAMBER 14'0" x 9'0"

PORCH 7 FT WIDE

FIRST FLOOR PLAN

Width, 33 feet 6 inches
Length, 22 feet

Length. 22 feet

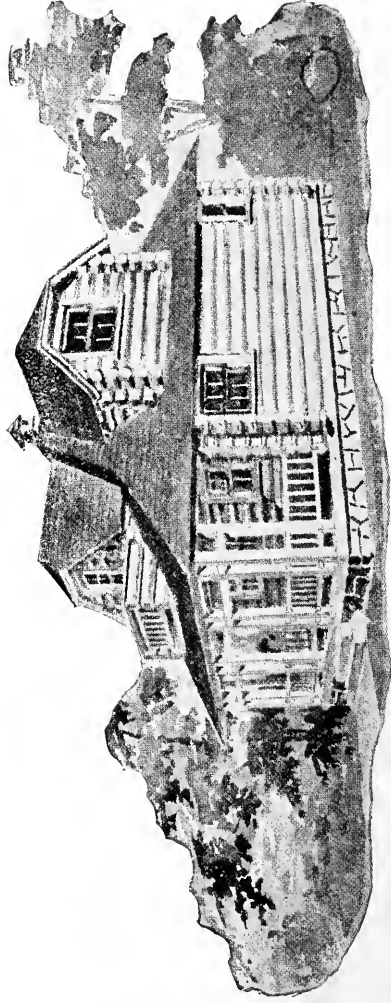


SECOND FLOOR PLAN

Blue prints consist of cellar and foundation plans; floor plans; roof plans; front and side elevations. Complete typewritten specifications with each set of plans.

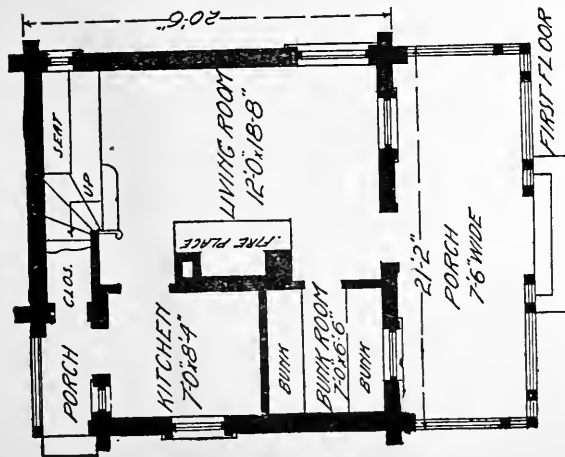
Bungalow Design No. 2130

Price of Plans and
Specifications **\$5.00**

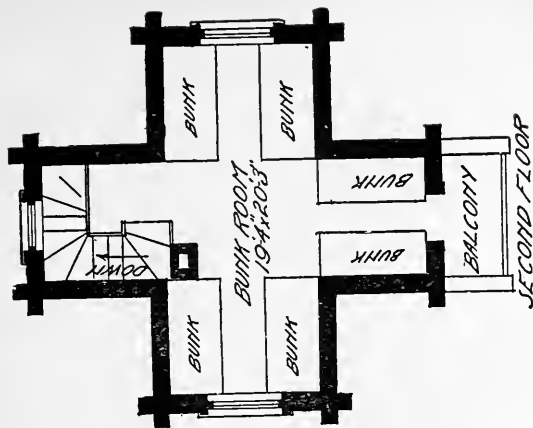


Full and complete working plans and specifications will be furnished for \$5.00.
Cost of this bungalow is about \$500, according to the locality in which it is built.

Floor Plans of No. 2130



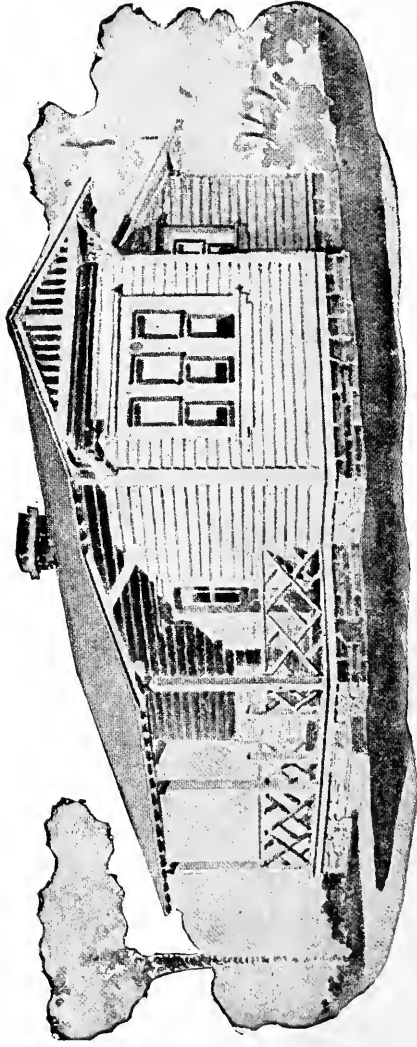
SIZE:
Width, 21 feet
2 inches
Length, 20 feet
6 inches



Blue prints consist of cellar and foundation plans; floor plans; roof plan; front and side elevations.
Complete typewritten specifications with each set of plans.

Bungalow Design No. 2131

Price of Plans and
Specifications **\$5.00**



Full and complete working plans and specifications will be furnished for \$5.00.
Cost of this bungalow is about \$470, according to the locality in which it is built.

Floor Plan of No. 2131



SIZE:

Width, 23 feet
4 inches
Length, 23 feet
6 inches

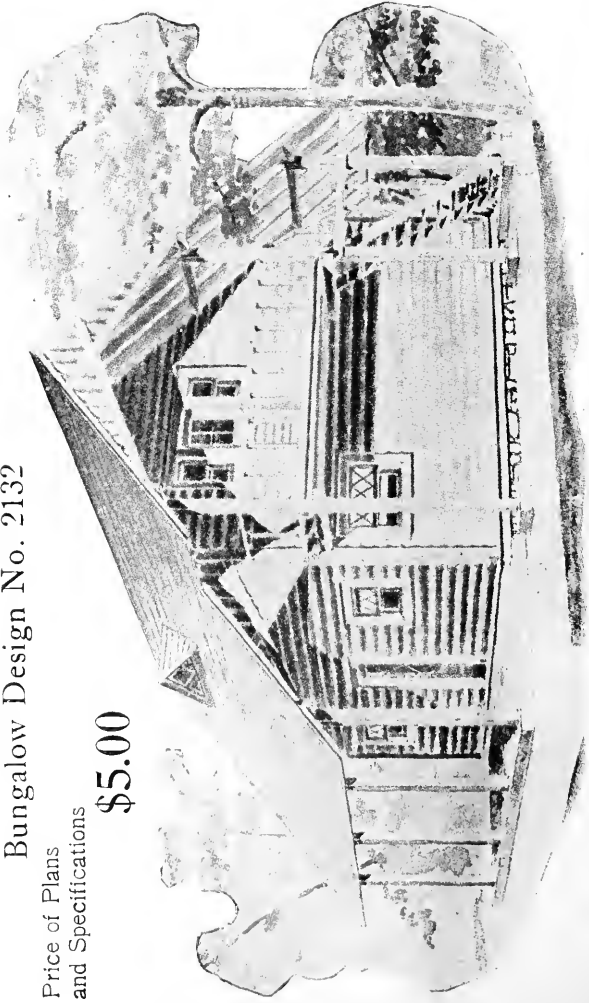
Blue prints consist of cellar and foundation plans; floor plan; roof plan; front and side elevations.

Complete type-written specifications with each set of plans.

Bungalow Design No. 2132

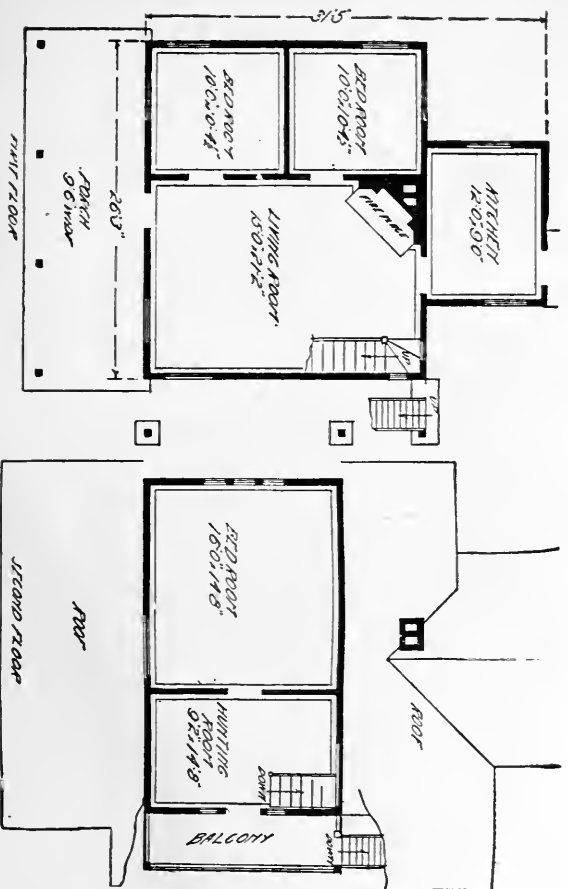
Price of Plans
and Specifications

\$5.00



Full and complete working plans and specifications will be furnished for \$5.00.
Cost of this bungalow is about \$450, according to the locality in which it is built.

Floor Plans of No. 2132



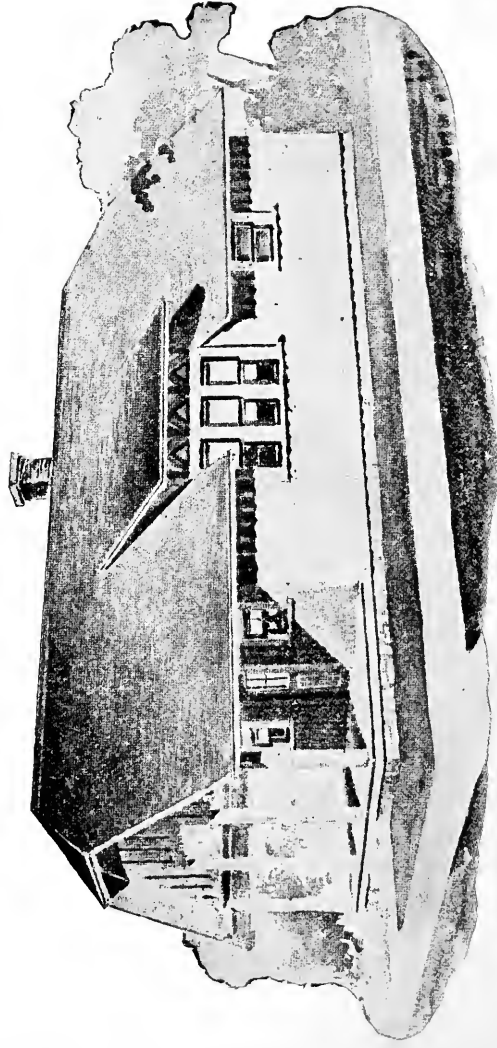
SIZE:

Width, 26 feet
3 inches
Length, 31 feet
5 inches

Blue prints consist of cellar and foundation plans; roof plan; floor plans; front and side elevations. Complete type-written specifications with each set of plans.

Bungalow Design No. 2133

Price of Plans and
Specifications **\$5.00**



Full and complete working plans and specifications will be furnished for \$5.00.
Cost of this bungalow is about \$250, according to the locality in which it is built.

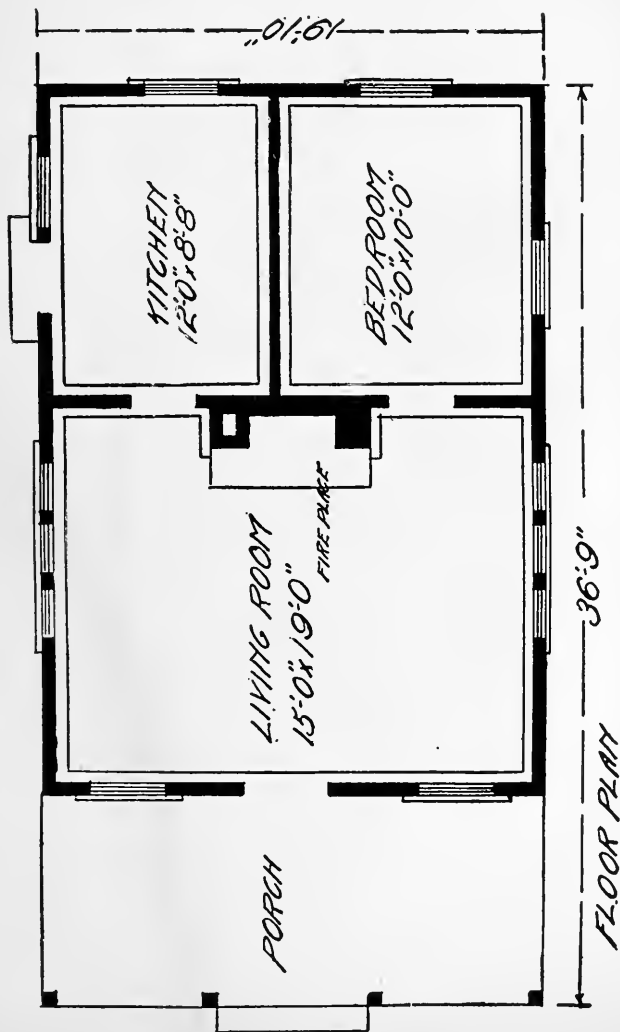
Floor Plan of No. 2133

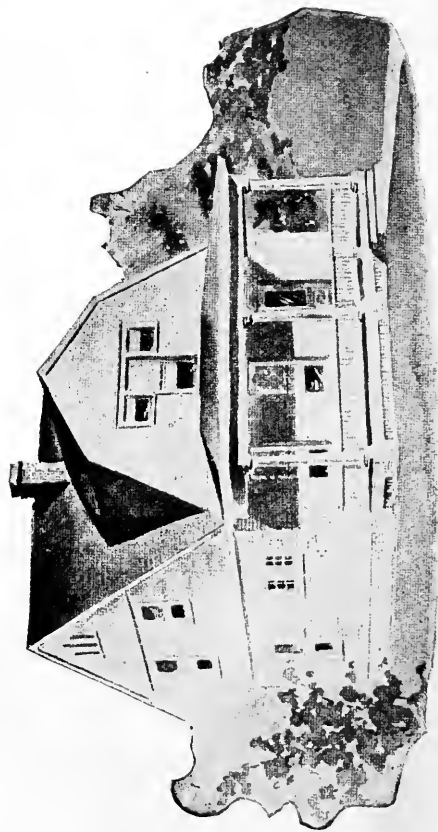
SIZE :

Width, 19 feet 10 inches

Length, 36 feet 9 inches

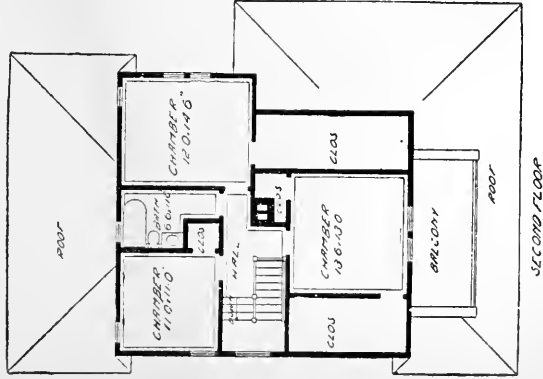
Blue prints consist of cellar and foundation plans; floor plan; front and side elevations.
Complete typewritten specifications with each set of plans.



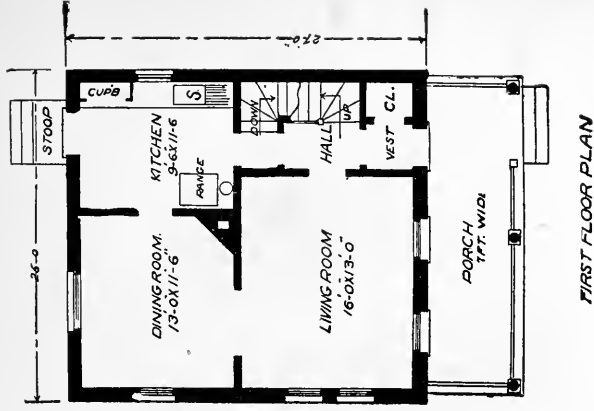


House Design No. 2134

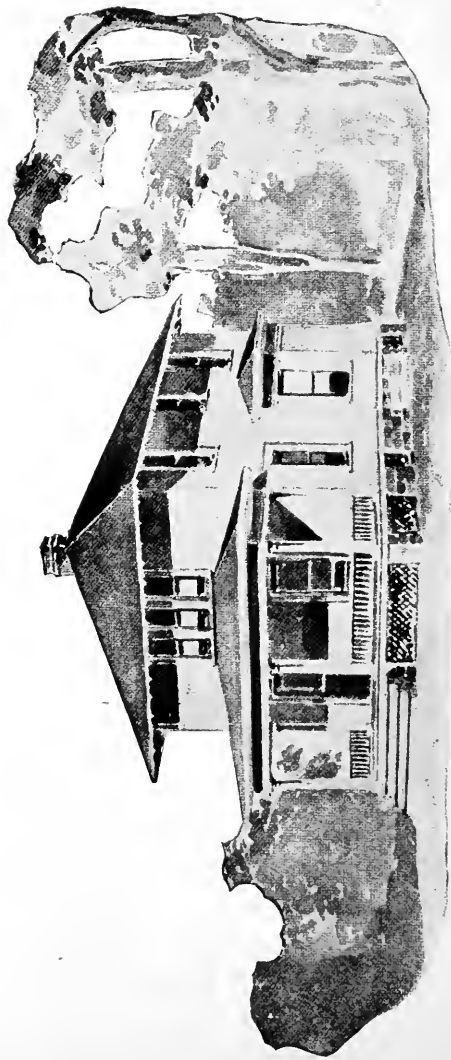
Floor Plans of No. 2134



SIZE:
Width, 25 feet
Length, 27 feet



Blue prints consist of cellar and foundation plans; roof plan; floor plans; front and side elevations.
Complete typewritten specifications with each set of plans.

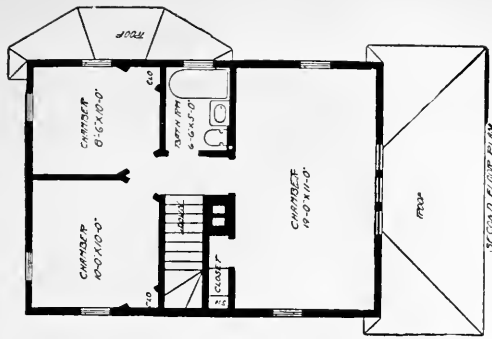
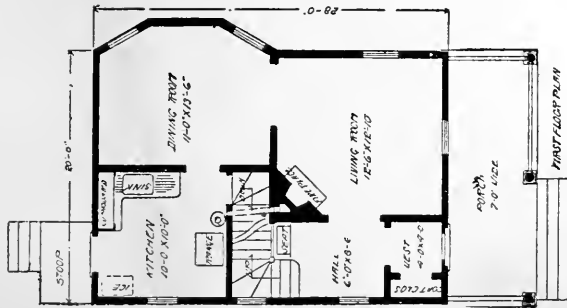


House Design No. 2135

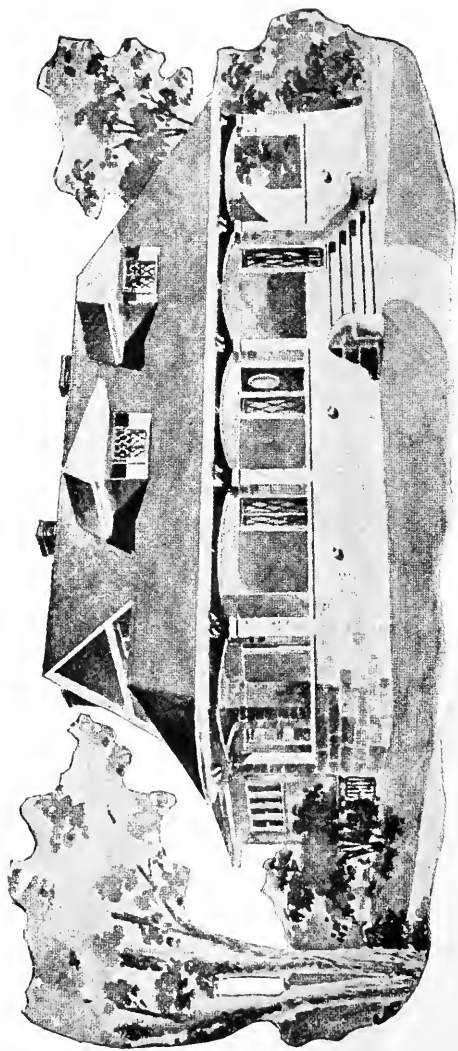
Floor Plans of No. 2135

SIZE:

Width, 20 feet
Length, 28 feet

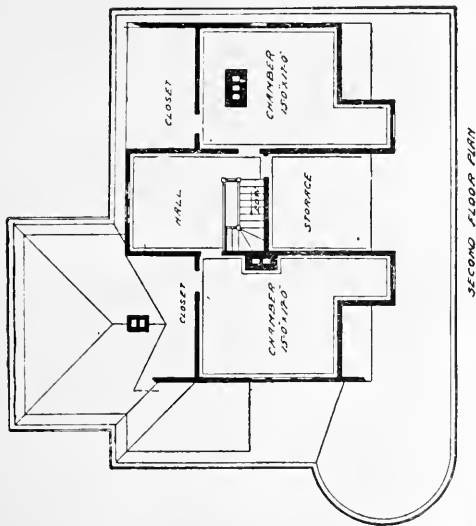
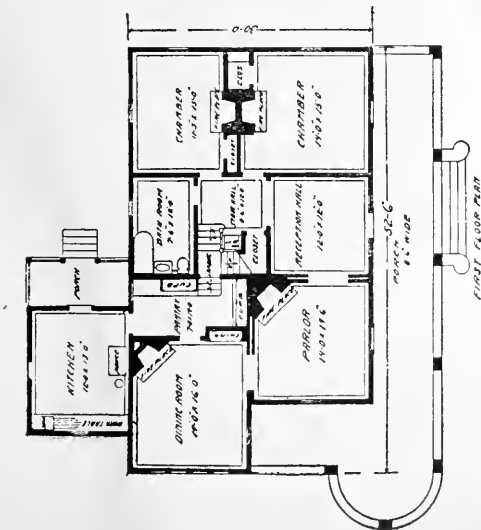


Blue prints consist of cellar and foundation plans; floor plans; roof plan; front and side elevations.
Complete typewritten specifications with each set of plans.



House Design No. 2136

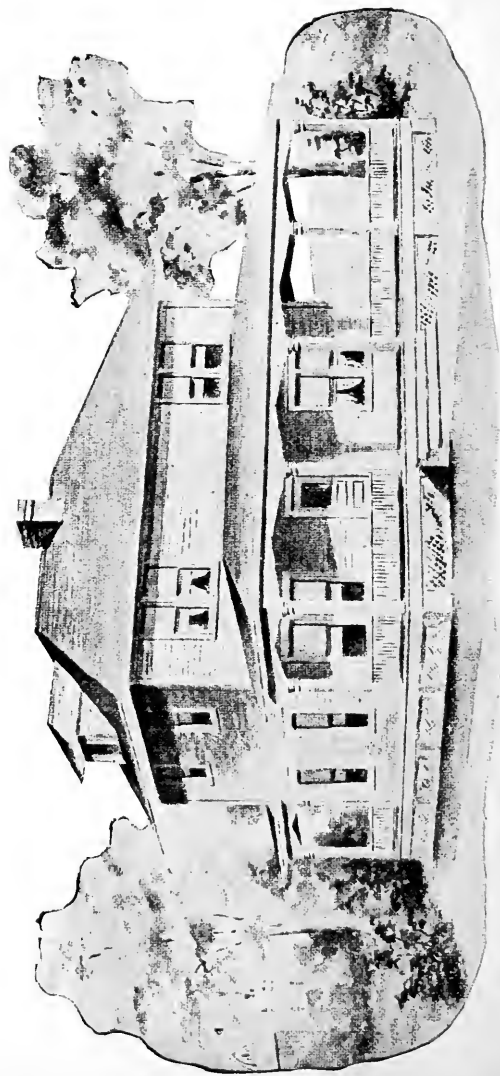
Floor Plans of No. 2136



SIZE :

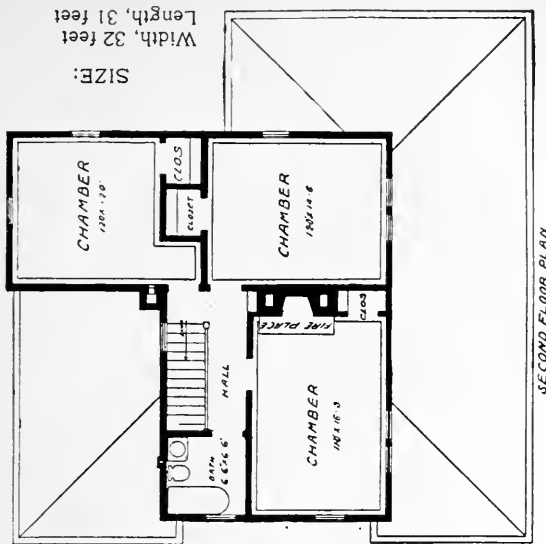
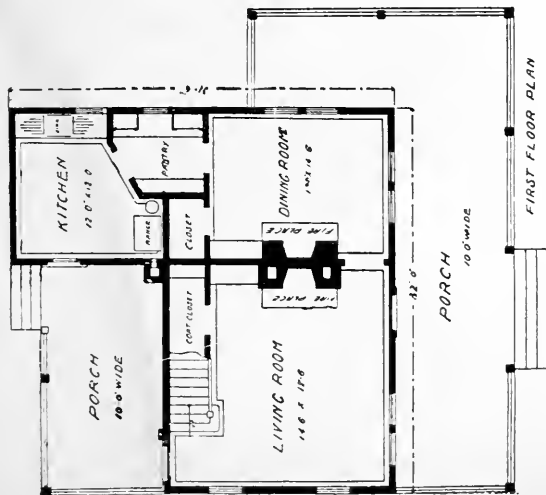
Width, 52 feet 6 inches
 Length, 42 feet 6 inches

Blue prints consist of cellar and foundation plans; floor plans; roof plan; front and side elevations.
 Complete typewritten specifications with each set of plans.



House Design No. 2137

Floor Plans of No. 2137

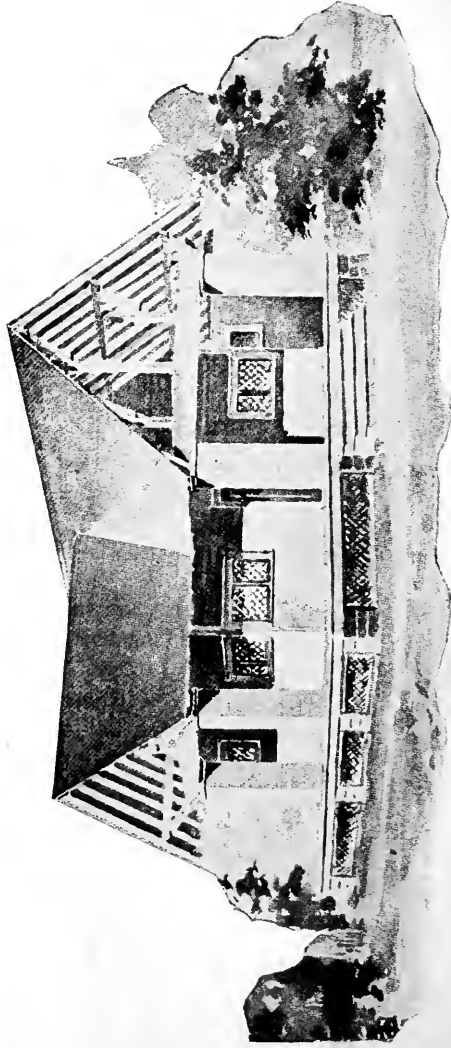


SIZE:
Width, 32 feet
Length, 31 feet

Blue prints consist of cellar and foundation plans; floor plans; roof plans; front and side elevations. Complete typewritten specifications with each set of plans.

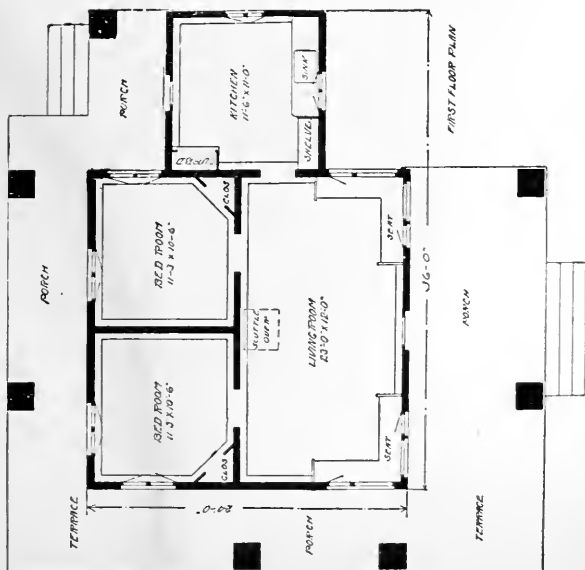
Bungalow Design No. 2138

Price of Plans and
Specifications **\$5.00**



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Cost of this bungalow is about \$500, according to the locality in which it is built.

Floor Plans of No. 2138



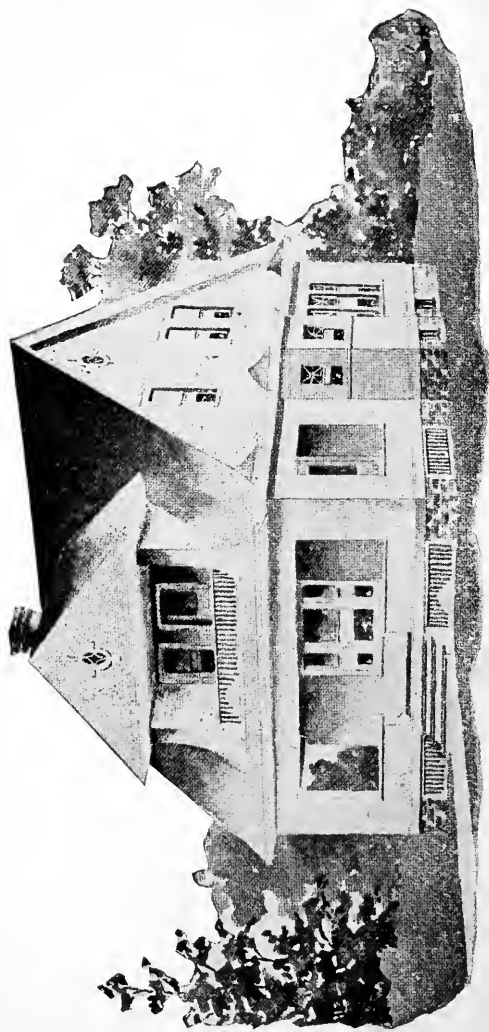
SIZE:

Width, 36 feet

Length, 24 feet

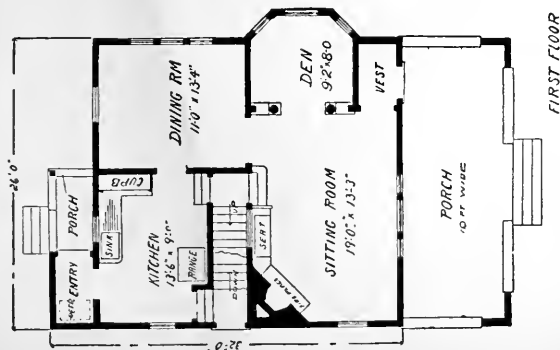
Blue prints consist of cellar and foundation plans; floor plan; roof plan; front and side elevations.

Complete typewritten specifications with each set of plans.

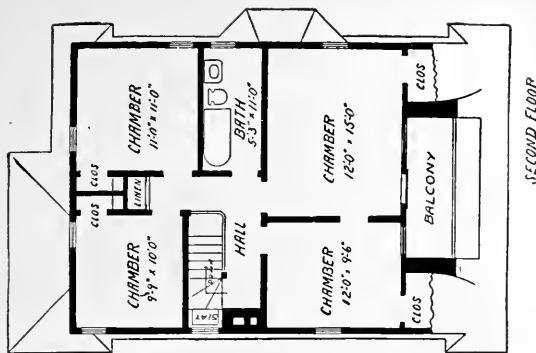


House Design No. 2139

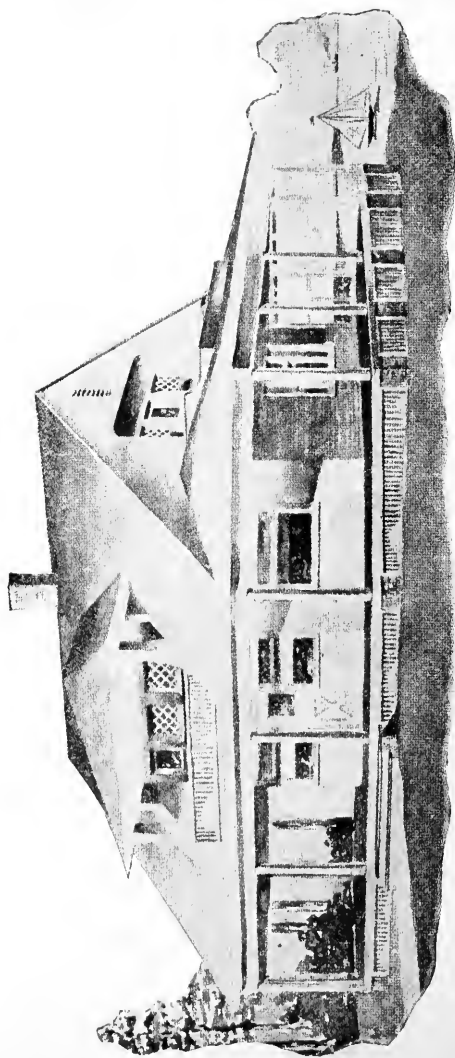
Floor Plans of No. 2139



SIZE :
Width, 26 feet
Length, 28 feet



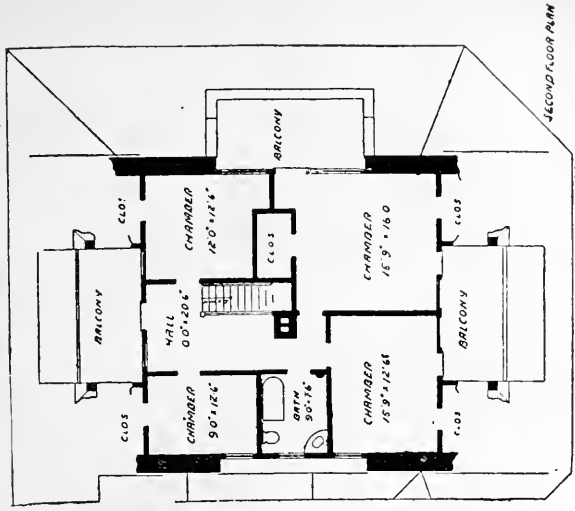
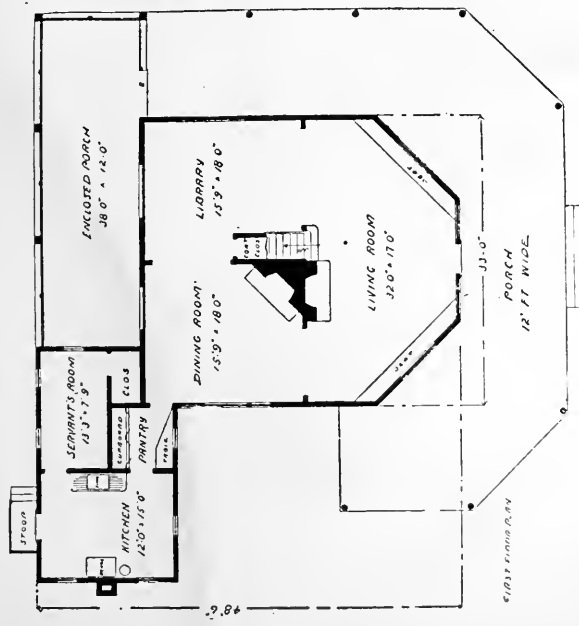
Blue prints consist of cellar and foundation plans; floor plans; roof plan; front and side elevations.
Complete typewritten specifications with each set of plans.



House Design No. 2140

Floor Plans of No. 2140

Width, 66 feet
 Length, 64 feet 6 inches



Blue prints consist of cellar and foundation plans; floor plans; roof plan; front and side elevations.
 Complete typewritten specifications with each set of plans.

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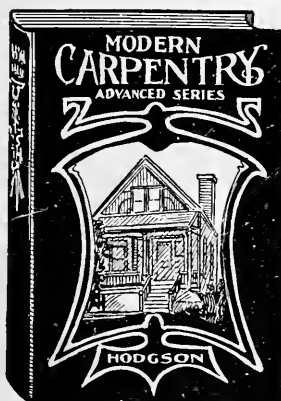
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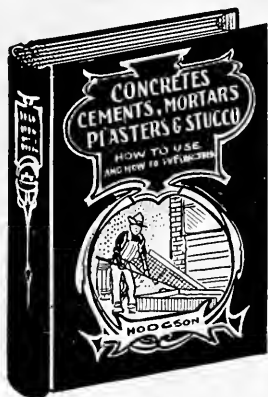
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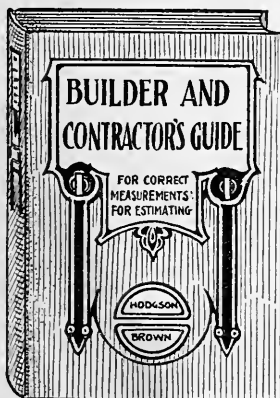
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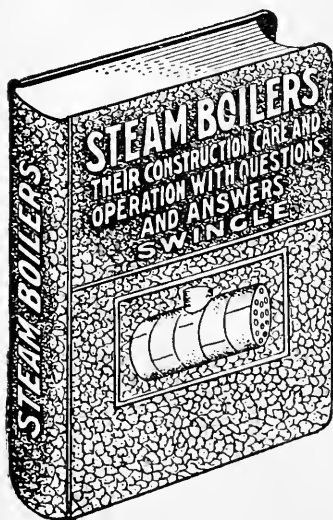
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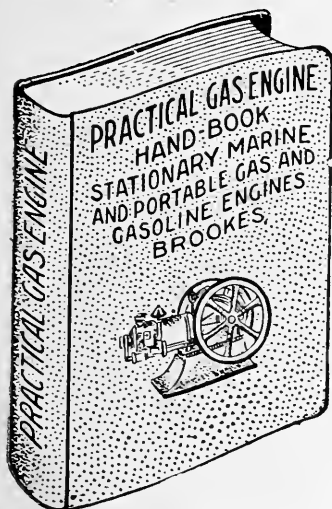
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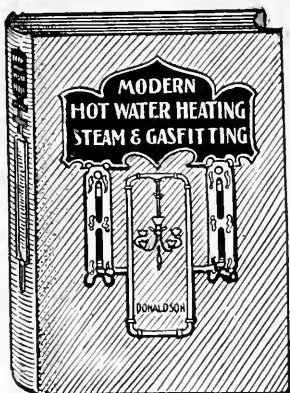
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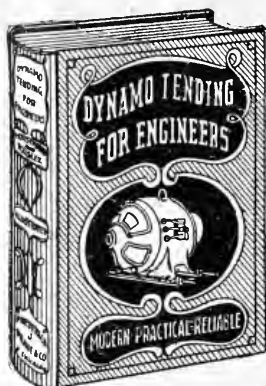
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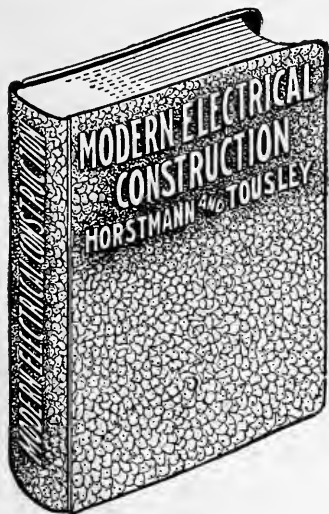
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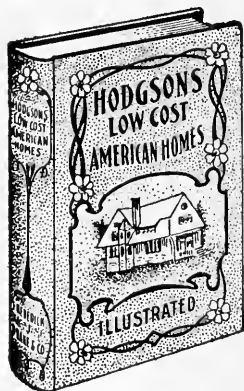
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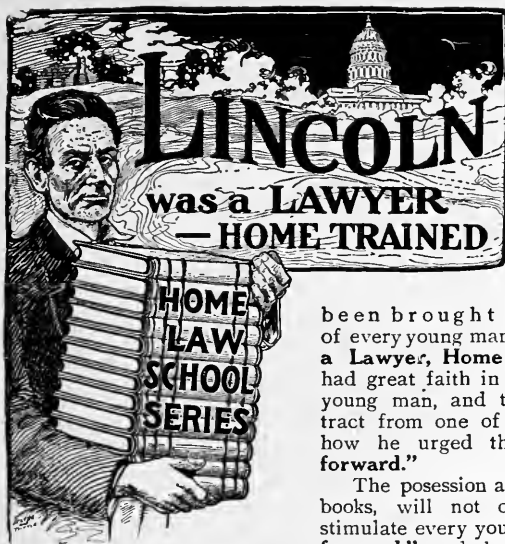
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